



COMMUNITY DEVELOPMENT RESOURCE AGENCY
PLANNING SERVICES DIVISION
County of Placer

HEARING DATE: July 9, 2020
ITEM NO.: CONSENT
TIME: 10:00 A.M.

TO: Placer County Planning Commission
FROM: Development Review Committee
DATE: July 1, 2020
SUBJECT: **POND PAVILION & LOFTS (AKA PONDVIEW)**
EXTENSION OF TIME - CONDITIONAL USE PERMIT AND VARIANCES
(PGPA 20120354)
PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION AND ADDENDUM
SUPERVISORIAL DISTRICT 4 (UHLER)

COMMUNITY PLAN AREA: Granite Bay Community Plan

GENERAL/COMMUNITY PLAN DESIGNATION: Professional Office

ZONING: OP-Dc (Office and Professional combining Design Scenic Corridor)

ASSESSOR PARCEL NUMBERS: 048-142-089-000 and 048-142-092-000

STAFF PLANNER: Christopher Schmidt, Senior Planner

LOCATION: 5650 Douglas Boulevard; south side of Douglas Boulevard between Granite Estates Drive and Sheba Court, Granite Bay

APPLICANT: Lisa Powers

PROPOSAL

The applicant is requesting approval of a three-year Extension of Time for a previously approved Conditional Use Permit and Variances for the Pond Pavilion & Lofts project, since renamed Pondview. This is the project's second and final request for an Extension of Time and would allow the Conditional Use Permit and Variances to remain valid through June 16, 2023.

CEQA COMPLIANCE

A Mitigated Negative Declaration (MND) was prepared for this project and was adopted by the Board of Supervisors on June 16, 2015 and an Addendum to the MND was adopted by the Planning Commission in February 2018 when the project was modified. No changes have occurred to the project or to existing circumstances that would warrant additional environmental analysis for this Extension of Time request. The Planning Commission must make a finding to this effect.

PUBLIC NOTICES AND REFERRAL FOR COMMENTS

Public notices were mailed to property owners of record within 300 feet of the project site. A public hearing notice was also published in the *Sacramento Bee* newspaper. Community Development Resource Agency staff and the Departments of Public Works, Facilities Management, Engineering & Surveying, Environmental Health, and Air Pollution Control District were transmitted copies of the project plans and application for review and comment. All County comments have been addressed and

conditions have been incorporated into the staff report. No public comments were received at the time of this report preparation.

BACKGROUND

An Amendment to the Granite Bay Community Plan, Rezone, Parcel Map, Conditional Use Permit, and Variances were approved by the Board of Supervisors for the Pond Pavilion & Lofts project on June 16, 2015. A Mitigated Negative Declaration was adopted for the project at the same time.

The Pond Pavilion & Lofts project was approved with a 7,500 square-foot Commercial Event Center including 9,750 square feet of outdoor event area and two Craftsman Loft buildings totaling 23,662 square feet (Figure 1). The entitlements approved by the Board of Supervisors included:

- Tentative Parcel Map to subdivide the ±5.2 acre property into a 2.495 acre parcel and 2.671 acre parcel;
- Conditional Use Permit and Conditions of Approval to allow the Commercial Event Center and two Craftsman Loft buildings;
- Variance to Section 17.54.060 (Parking Space Requirements) of the Zoning Ordinance to allow 181 on-site parking spaces (plus an additional 52 valet parking spaces), where a total of 233 on-site parking spaces are required for events with up to 358 persons;
- Variance to Section 17.54.140(D)(2) of the Zoning Ordinance to allow a reduced pond setback of 15 feet for the proposed Event Center and Loft structures;
- Variance to Section 17.54.180(A)(1) of the Zoning Ordinance to allow for two free-standing signs at the project's entry;
- Amendment to the Granite Bay Community Plan to change the land use of the site from Rural Residential (2.3 to 4.6 acre minimum) to Professional Office; and,
- Rezone of the site from RA-B-100 PD 0.44 (Residential Agriculture, combining Minimum Building Site of 100,000 square feet, combining Planned Residential Development of 0.44 dwelling units per acre) to OP-Dc (Office and Professional, combining Design Scenic Corridor).

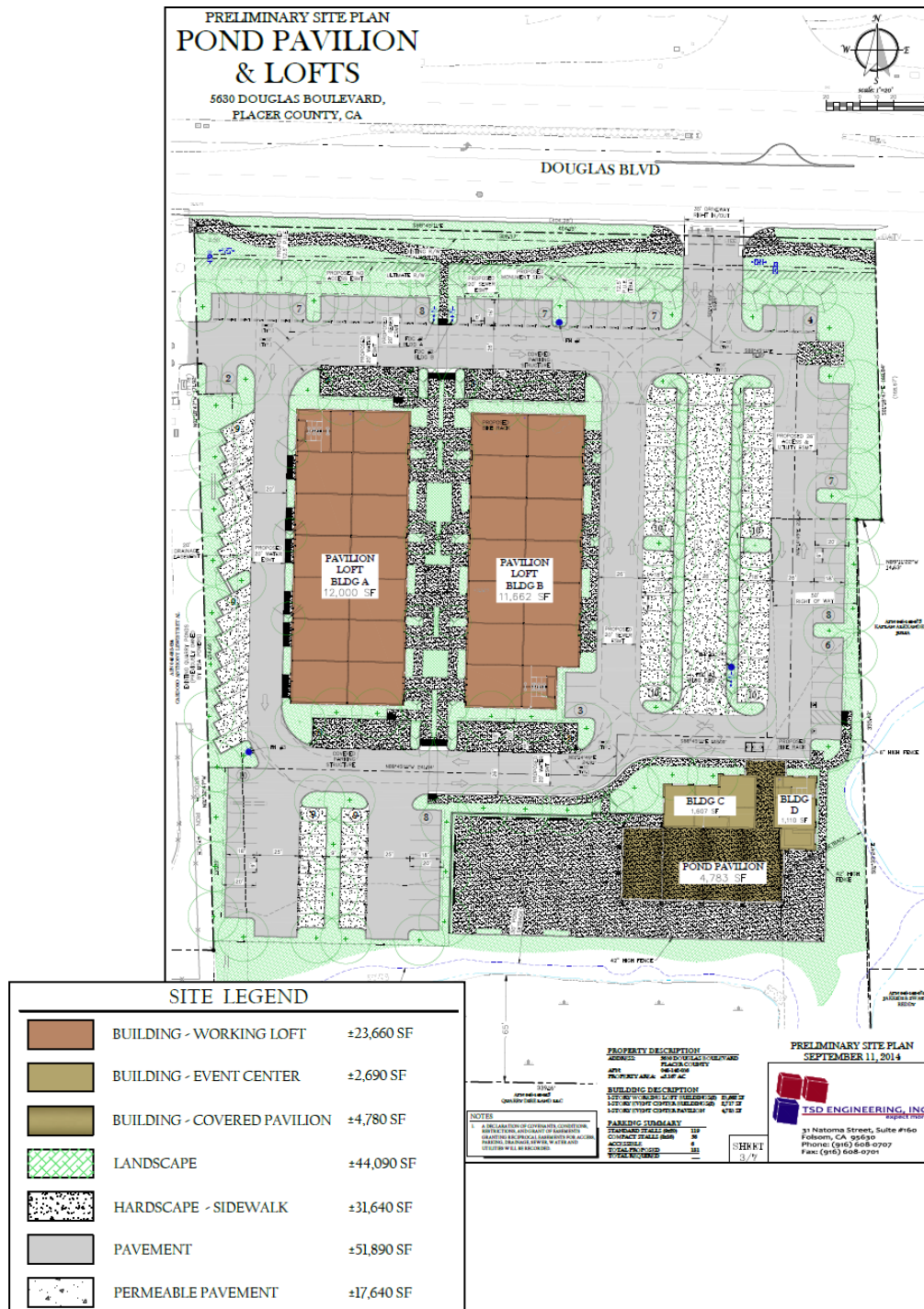
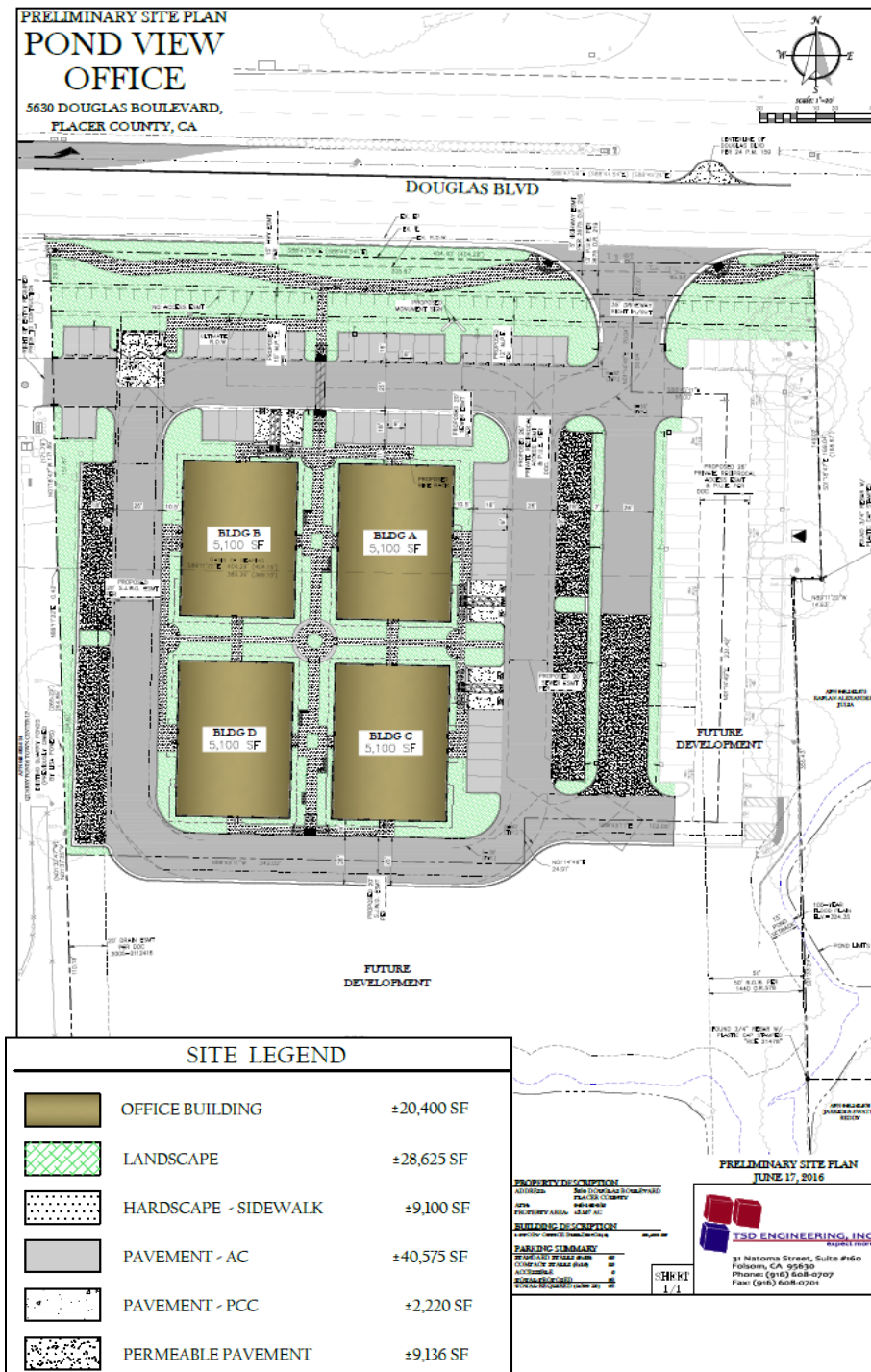


Figure 1: Project Site Plan Approved June 2015

On November 17, 2016, the Parcel Review Committee approved a Minor Land Division (PLN16-00385) to create up to four separately saleable commercial airspace condominium units matching the footprint of the four commercial buildings to be located on Parcel 1 named “Pondview.” The underlying parcel would be held in common by a Property Owner’s Association. The Association would be responsible for maintenance of project landscaping, lighting, parking, drainage, and all other property improvements held in common. The establishment of airspace condominiums was determined to be consistent with the previously-approved Parcel Map.



The Parcel Map to create two parcels from the original 5.31 acre parcel recorded on December 28, 2017. Parcel 1 is 2.347 net acres and Parcel 2 is 2.821 net acres.

On August 10, 2017, the Planning Commission approved a two-year Extension of Time for the project until June 16, 2019. On February 22, 2018, the Planning Commission approved a Conditional Use Permit modification to allow for up to 24,000 square feet of office space on Parcel 2, replacing the planned the proposed 7,500 square foot Commercial Event Center. The project approval was extended by one year to June 16, 2020. An Addendum to the Mitigated Negative Declaration was adopted for the project at the same time.

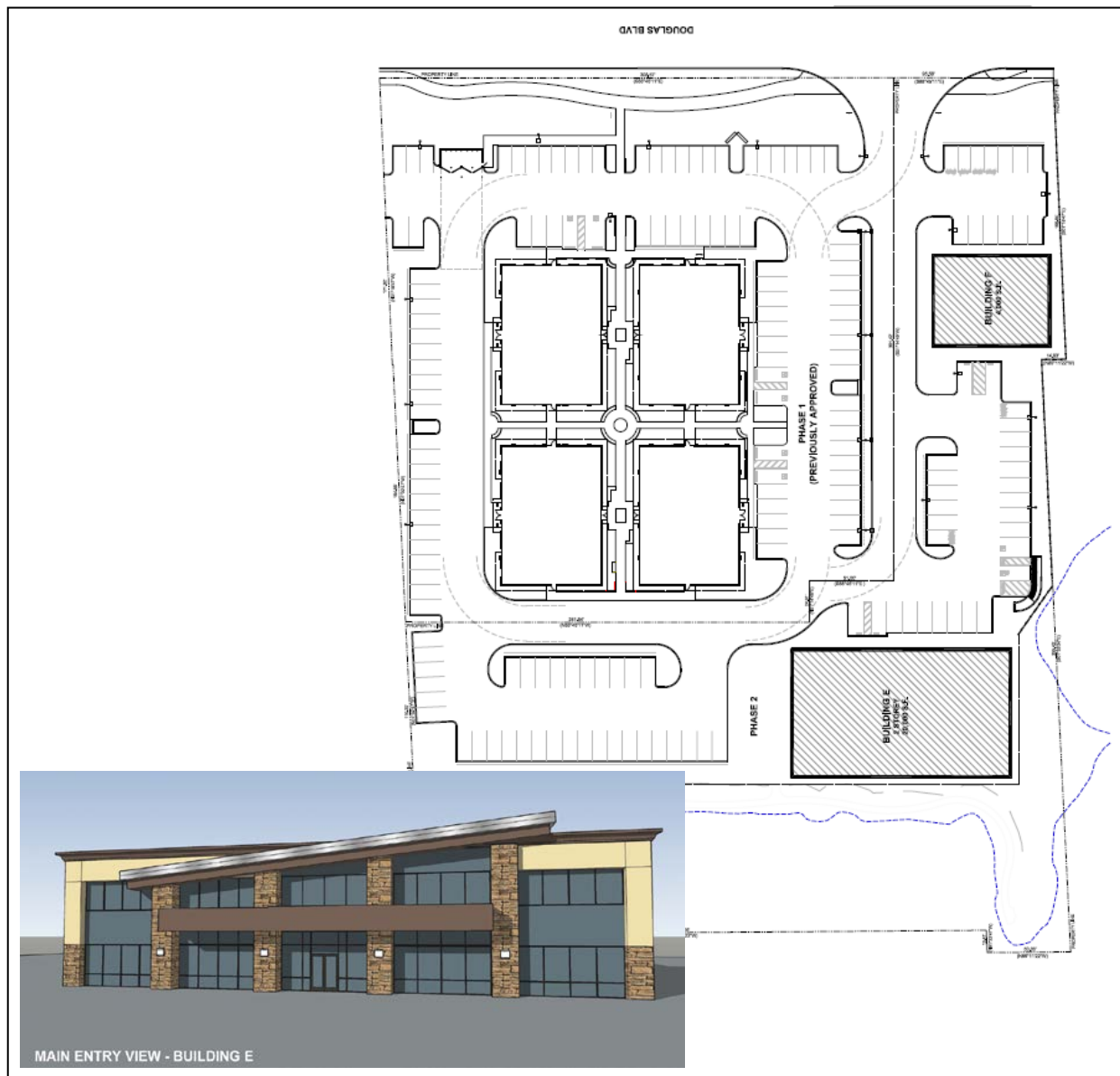


Figure 3: Modified 2018 Pondview Project

SITE CHARACTERISTICS

The project is located on the south side of Douglas Boulevard, between Granite Estates Drive and Sheba Court. The Quarry Pond Town Center commercial development is located immediately west of the site. Residential development is located to the east and an existing abandoned quarry pond is located to the south. The quarry pond is a remnant of historic placer mining along Strap Ravine.

Portions of the property have been disturbed by grading activities associated with construction on the adjacent property (Quarry Ponds Town Center). These disturbed areas support mostly ruderal vegetation. The perimeter of the property is mostly undisturbed. Two small drainages flow north to south through the property and outlet into the quarry pond. These drainages support a moderate riparian canopy consisting of mostly native species such as Fremont cottonwood, arroyo, and narrow-leaved willow.

Following initial development of the Quarry Ponds Town Center, a paved parking lot was constructed on the northern end of the project site. The parking lot was temporarily approved to provide additional

parking for community events and commercial uses associated with the commercial center. Use of the lot was terminated in June 2017.

Pond Pavilion & Lofts
Adjacent Land Use Designation / Zoning / Improvements

Location	Zoning	Community Plan Designation	Existing Conditions and Improvements
Site	OP-Dc (Office Professional combining Design Scenic Corridor)	Professional Office	Undeveloped and Unused Parking Lot
North	RS-B-20 (Residential Single Family, minimum Building Site of 20,000 square feet)	Low Density Residential	Fellowship Church and Undeveloped
South	RA-B-100 PD = 0.44	Rural Residential	Pond and Large-Lot Residential
East	RA-B-100 PD = 0.44 and RA-B-100	Rural Residential and Low Density Residential	Undeveloped and Large-Lot Residential
West	C2-UP-Dc	Commercial	Quarry Ponds Town Center

DISCUSSION OF ISSUES

The applicant is requesting approval of an Extension of Time to begin construction. Building plans for the four office buildings have been submitted for approval and improvement plans have been finalized. The applicant is currently working on obtaining financing to proceed with construction on the first phase of the project closest to Douglas Boulevard.

It is staff's opinion that a three-year Extension of Time is adequate in order to begin construction and exercise the permit. This request would be consistent with Placer County Code Section 17.58.160 which allows the granting authority to allow extensions of time for up to six years. Granting of the Extension of Time would establish a new expiration date for the Conditional Use Permit and Variances of June 16, 2023. Minor modifications have been incorporated into the Conditions of Approval to reflect current development standards and to incorporate the new project exercise date.

RECOMMENDATION

The Development Review Committee recommends that the Planning Commission approve the three-year Extension of Time request for the Pond Pavilion & Lofts project (PGPA 20120354) in reliance on the previously adopted Mitigated Negative Declaration and Addendum and modified Conditions of Approval, subject to the following findings:

FINDINGS

CEQA

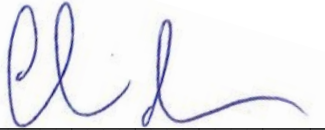
1. A Mitigated Negative Declaration was originally adopted for the project on June 16, 2015 and an Addendum was adopted on February 22, 2018. The Planning Commission finds that no changes have occurred to the project or to existing circumstances that would warrant additional environmental analysis for the Extension of Time request.

Extension of Time

1. No changes are being proposed to the project from the manner in which it was originally reviewed and approved;

2. No change of conditions or circumstances have occurred with the Pond Pavilion & Lofts project that would have been grounds for denying the original application;
3. The applicant has been diligent in pursuing implementation of the project with submission of building and improvement plans but has been delayed by market conditions; and,
4. An extension of the expiration date for the Conditional Use Permit and Variances is consistent with the objectives, policies, general land use and programs as specified in the Placer County General Plan and will not be detrimental to the orderly development of the County or to the general public health, safety, or welfare.

Respectfully submitted,



Christopher Schmidt
Senior Planner

ATTACHMENTS

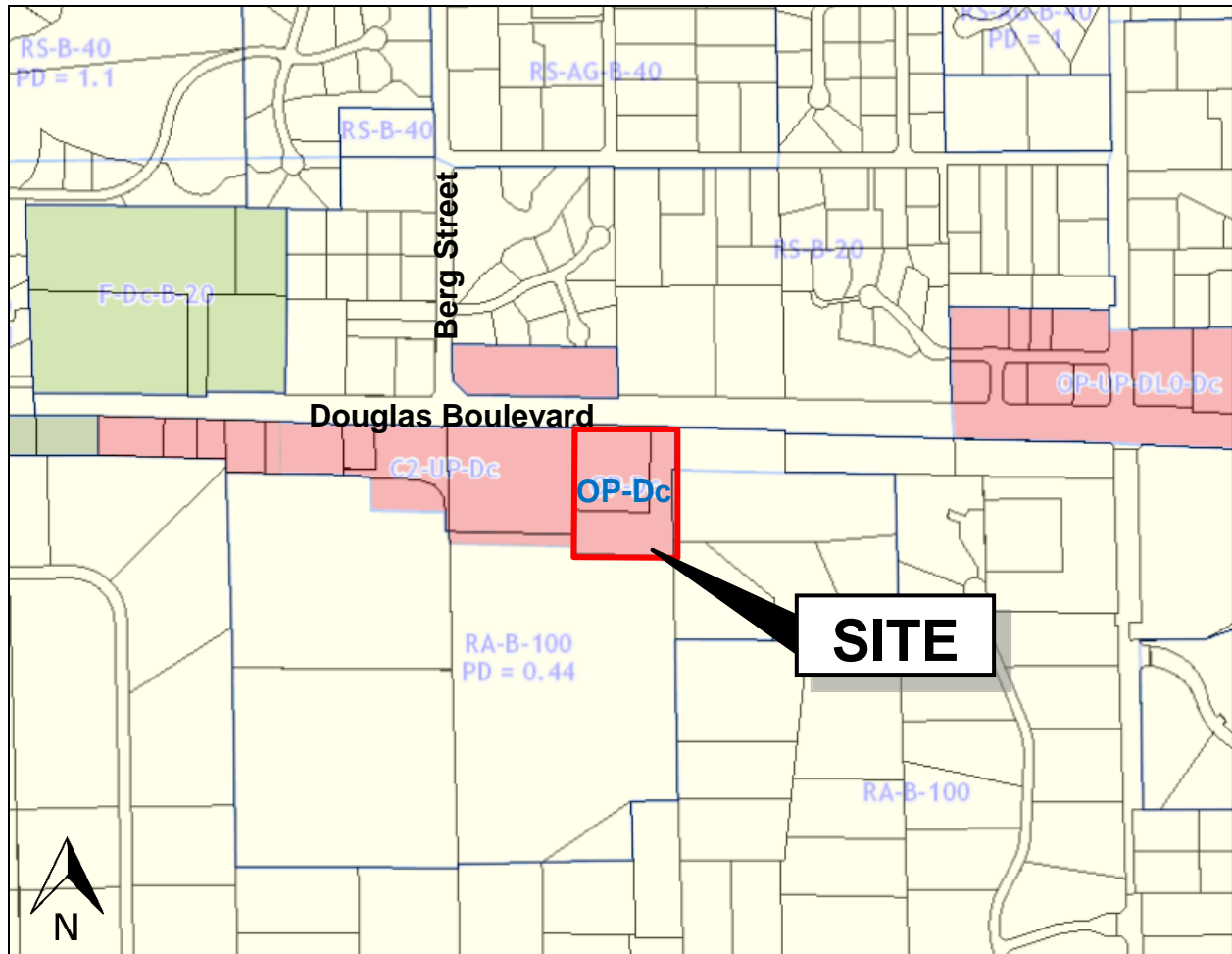
- Attachment A – Vicinity and Zoning Map
- Attachment B – Site Photos
- Attachment C – Site Plan
- Attachment D – Recommended Revised Conditions of Approval
- Attachment E – Previously Approved Mitigated Negative Declaration, Addendum, and MMRP

cc: Applicant – Lisa Powers
EJ Ivaldi – Planning Director
Clayton Cook – County Counsel
Brad Brewer – Flood Control District
Phil Frantz – Engineering and Surveying Division
Angel Green – CDRA / Air Quality
Amber Conboy – Public Works
Joseph Scarbrough – Environmental Health Services

Vicinity Map



Vicinity and Zoning



Project Site Photos



Parking lot, now closed, on northern portion of site.



Vegetation on site- viewed from Douglas Boulevard.

VICINITY MAP

PROJECT DATA

ACCESSORS PARCEL NUMBER: 048-142-038 &

ZONING: OP-DC

EXISTING OCCUPANCY GROUP: (B) OFFICE

CONSTRUCTION TYPE: V-B

SPRINKLERED: YES

GROSS FLOOR AREA: 20,400 S.F. (PARCEL 1)
24,000 S.F. (PARCEL 2)

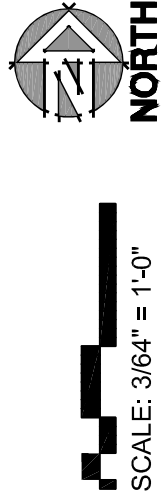
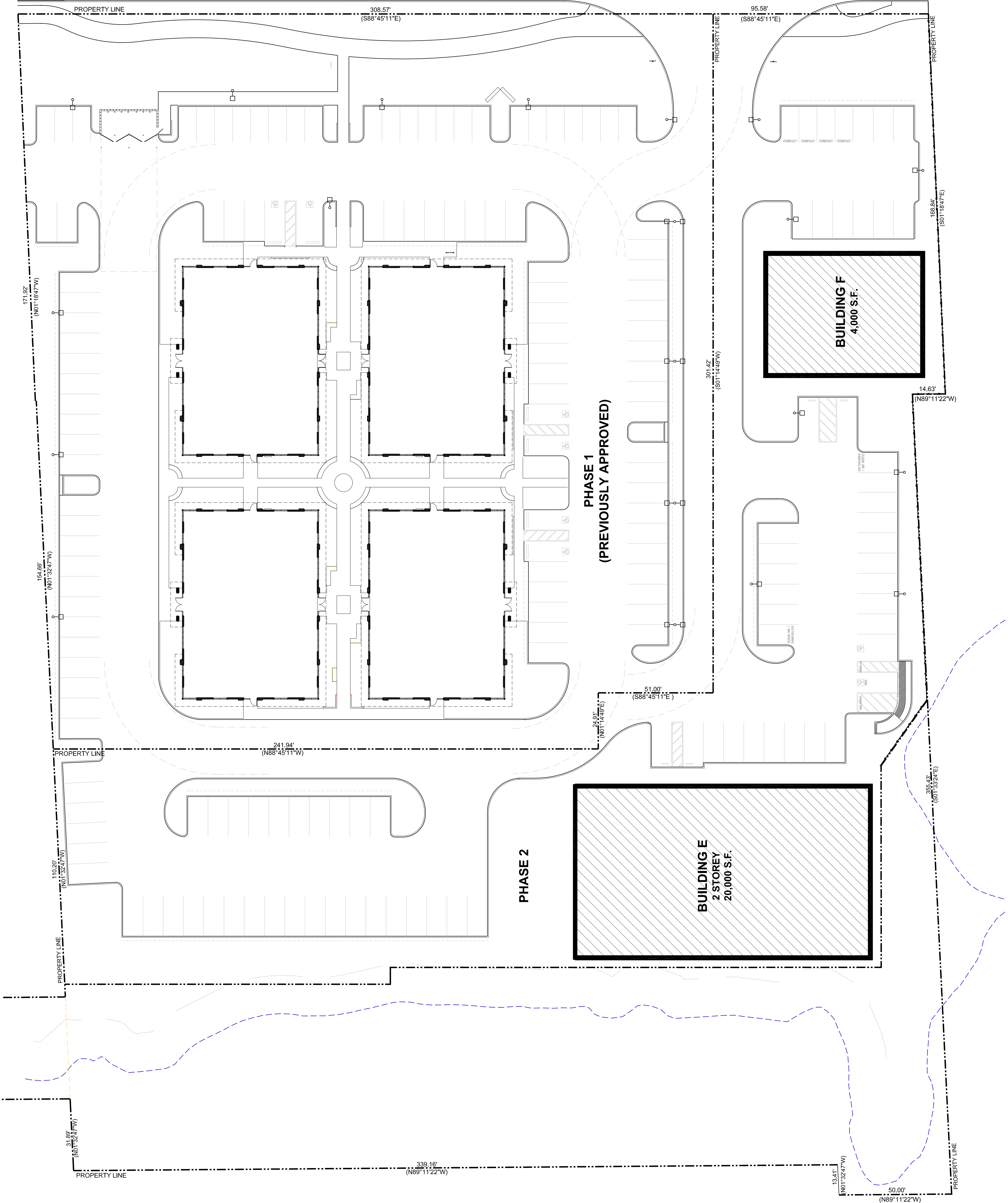
PARKING REQUIRED (1:300 SF) 150 STALLS

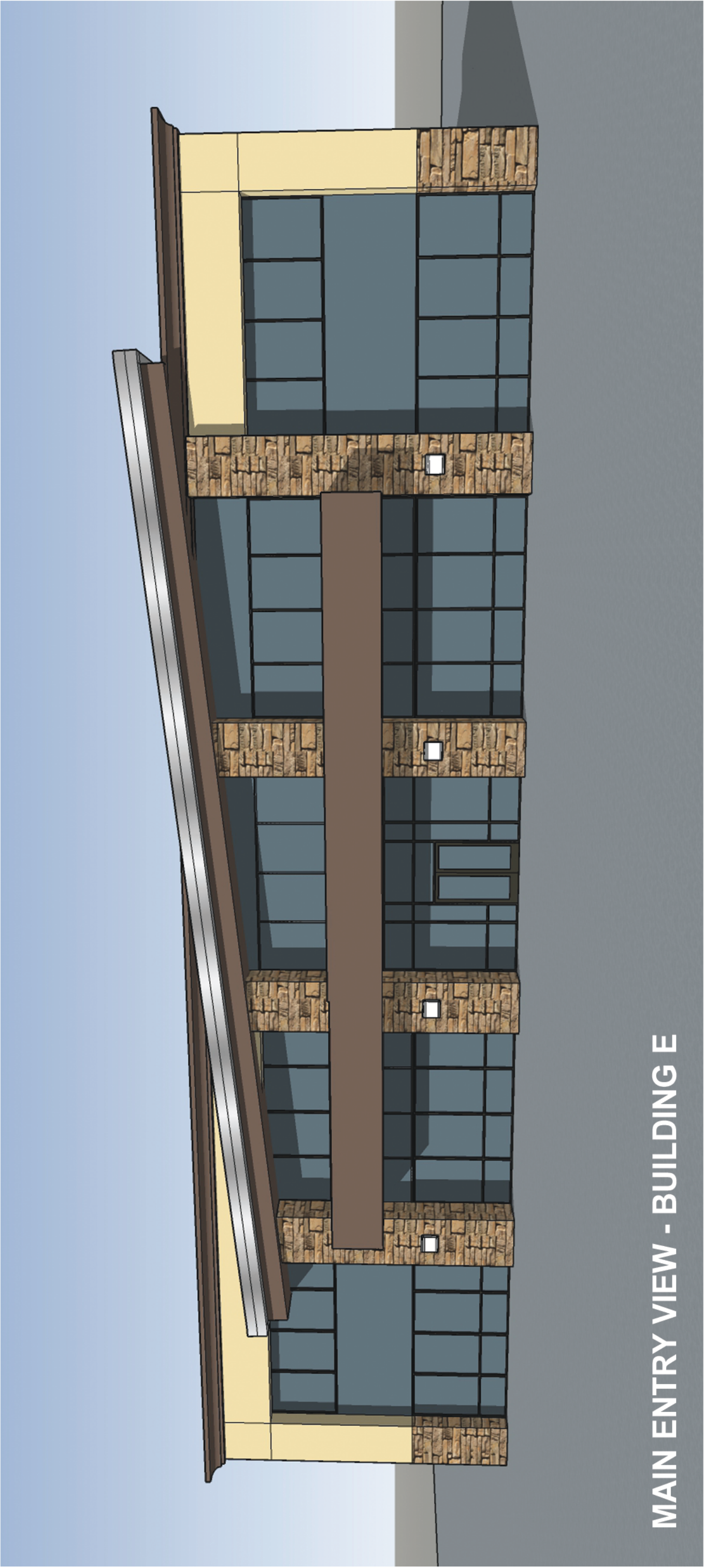
PARKING AVAILABLE: 171 STALLS

SHEET INDEX

SA-0.1 COVER SHEET & SITE PLAN

SA-0.2 BUILDING ELEVATIONS





MAIN ENTRY VIEW - BUILDING E



**COMMUNITY DEVELOPMENT RESOURCE AGENCY
PLANNING DIVISION**

**RECOMMENDED CONDITIONS OF APPROVAL
POND PAVILLION & LOFTS / PONDVIEW PARK
(PGPA 20120354)
CONDITIONAL USE PERMIT MODIFICATION**

ASSESSOR PARCEL NUMBER: 048-142-036-000

THE FOLLOWING CONDITIONS SHALL BE SATISFIED BY THE APPLICANT, OR AN AUTHORIZED AGENT. THE SATISFACTORY COMPLETION OF THESE REQUIREMENTS SHALL BE DETERMINED BY THE DEVELOPMENT REVIEW COMMITTEE (DRC), COUNTY SURVEYOR, AND/OR THE PLANNING COMMISSION.

C: Conditional Use Permit condition
P: Parcel Map condition
C/P: Conditional Use Permit and Parcel Map condition

1. On June 26, 2015, a Tentative Parcel Map, Conditional Use Permit, and Variances were approved to allow a 7,500 square foot Commercial Event Center (2,717 square feet of administration and catering kitchen space and 4,783 square feet of interior event space), plus 9,750 square feet of outdoor event area; and two Craftsman Loft buildings totaling 23,662 square feet (Building A totals 12,000 square feet and Building B totals 11,662 square feet). The Commercial Event Center shall be utilized consistent with Section 17.56.340 of the Placer County Zoning Ordinance (Commercial Event Centers);

The Tentative Parcel Map was approved to subdivide the ±5.2 acre property into a 2.495 acre parcel and 2.671 acre parcel;

A Variance to Section 17.54.060 (Parking Space Requirements) of the Zoning Ordinance was approved to allow 181 on-site parking spaces (plus an additional 52 valet parking spaces), where a total of 233 on-site parking spaces are required for events up to 358 persons;

A Variance to Section 17.54.140(D)(2) of the Zoning Ordinance was approved to allow a reduced pond setback of 15 feet for the proposed Event Center and Loft structures;

A Variance to Section 17.54.180(A)(1) of the Zoning Ordinance was approved to allow for two free-standing signs at the project's entry;

Also approved was an amendment to the Granite Bay Community Plan to change the land use of Assessor's Parcel Number 048-142-036-000 from Rural Residential (2.3 to 4.6 acre minimum) to Professional Office; and Rezone of Assessor's Parcel Number 048-142-036-000 from RA-B-100 PD 0.44 (Residential Agriculture, combining building site minimum of 100,000 square feet, combining Planned Residential Development of 0.44 dwelling units per acre) to OP-Dc (Office and Professional, combining Design Scenic Corridor).

On November 17, 2016, the Parcel Review Committee approved a Minor Land Division to create four separately saleable commercial airspace condominium units. Four office buildings were approved, each with 5,100 square feet of space. A Parcel Map was approved to create a 2.495-acre Parcel 1 and a 2.821-acre Parcel 2.

On August 10, 2017, the Planning Commission approved a two-year Extension of Time for this project until June 16, 2019. Conditions 1, 29, 49, and 74 were modified.

On February 22, 2018, the Planning Commission approved a Conditional Use Permit modification to allow for up to 24,000 square feet of office space on Parcel 2. Plans for the Commercial Event Center have been eliminated. Conditions 1, 2, 6, 8, 39, 49, 72, and 74 were modified. Conditions 72 through 82 were added. Original conditions 3, 4, 42, 60, and 63 were deleted and re-numbering has occurred. **(PLN)**

[On July 9, 2020, the Planning Commission approved an Extension of Time to exercise the Conditional Use Permit. Conditions 1 and 82 were modified.](#)

2. Prior to Building Permit and/or Business License issuance, the applicant shall provide to the DRC and DPW a site plan identifying the current uses and square footages of all tenants within the buildings so that parking is provided consistent with Section 17.54.060 of the Placer County Zoning Ordinance. In no case shall uses be permitted that require additional parking spaces than what are provided for on-site.
3. The applicant shall obtain all necessary building permits for the construction of the approved buildings. **(PLN)**

IMPROVEMENTS / IMPROVEMENT PLANS

4. Landscape Plan: The Improvement Plans shall provide details of the location and specifications of all proposed landscaping and irrigation for the review and approval of the DRC (and Parks Division if maintenance is provided through a CSA). Said landscaping shall be installed prior to the County's acceptance of the improvements. **(PLN / DPW)**
5. The project is subject to review and approval by the Placer County Design/Site Review Committee (D/SRC). Such a review shall be conducted prior to the approval of the Improvement Plans. Design Review shall include consideration of, but not be limited to, site layout; building design, architectural colors, materials, and textures of all structures; landscaping; irrigation; entry/monument signs; fencing;; and, all open space amenities etc. **(PLN)**
6. Where the DRC has approved additional streetlights, the following standards shall apply: All interior parking lot and building lighting shall be designed to be consistent with the "Dark Sky Society" standards for protecting the night sky from excessive light pollution. Other resources providing technical support include publications of the Illuminating Engineering Society of North America (IESNA) and the IESNA Lighting Handbook, Reference & Application, Ninth Edition and Recommended Practices (RP). The intent of these standards is to design a lighting system, where determined necessary that maintains public safety and security in the project area while curtailing the degradation of the nighttime visual environment through limiting evening light radiation and/or light spill. In addition, metal halide lighting is prohibited unless authorized by the Planning Director. All street lighting shall be reviewed and approved by the DRC for design, location, photometrics, etc.

Concurrent with submittal of Improvement Plans on Parcel 2, a detailed lighting and photometric plan will be submitted to the DRC for review and approval, which will include the following:

- A) Parking lot lighting shall be accomplished with pole mounted decorative LED luminaries utilizing white light. The parking lot will be illuminated by using up to 14 foot high, decorative post-top type LED fixtures mounted on metal poles. The pole color will be such that the pole will blend into the

landscape (i.e., black, bronze, or dark bronze) pole. These luminaires also be provided with house side shields to minimize light pollution to the areas outside of the property line.

- B) The Parking lot lighting will be photocell controlled which will be provide with automatic light reduction by a minimum 50 percent between hours of 11pm-6am. The site lighting will be dimmed to lower level automatically.
- C) Landscape lighting may be used to visually accentuate and highlight ornamental shrubs and trees adjacent to buildings and in open spaces. Lighting intensity will be of a level that only highlights shrubs and trees and will not impose glare on any pedestrian or vehicular traffic.
- D) Architectural lighting shall articulate and animate the particular building design and visibly promote and reinforce pedestrian movement. Indirect wall lighting or “wall washing” and interior illumination (glow) is encouraged in the expression of the building but not on facades along or facing the eastern or southern property lines.
- E) Wall-mounted light fixtures will be permitted only if they have a 90 degree cut off to prevent glare.
- F) No lighting is permitted on top of structures.
- G) Pedestrian routes should utilize bollard type lighting rather than pole lights and should be integrated into building and landscape design. Pedestrian-scale light fixtures shall be durable and vandal resistant. **(PLN)**

7. C/P The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Division (ESD) for review and approval. The plans shall show all physical improvements as required by the conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees and Placer County Fire Department improvement plan review and inspection fees with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction cost shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or Development Review Committee (DRC) review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD in both hard copy and electronic versions in a format to be approved by the ESD prior to acceptance by the County of site improvements.

Conceptual landscape plans submitted prior to project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety.

The applicant shall provide five (5) copies of the approved Tentative Parcel Map and two copies of the approved conditions with the plan check application. The Final Parcel Map shall not be submitted to the Engineering and Surveying Division (ESD) until the Improvement Plans are submitted for the second review. Final technical review of the Final Parcel Map shall not conclude until after the Improvement Plans are approved by the ESD. Any Building Permits associated with this project shall not be issued until, at a minimum, the Improvement Plans are approved by the Engineering and Surveying Division.

Any Building Permits associated with this project shall not be issued until, at a minimum, the Improvement Plans are approved by the Engineering and Surveying Division.

Prior to the County's final acceptance of the project's improvements, submit to the Engineering and Surveying Division two copies of the Record Drawings in digital format (on compact disc or other

acceptable media) in accordance with the latest version of the Placer County Digital Plan and Map Standards along with two blackline hardcopies (black print on bond paper) and two PDF copies. The digital format is to allow integration with Placer County's Geographic Information System (GIS). The final approved blackline hardcopy Record Drawings will be the official document of record. **(MM VI.1) (ESD)**

8. C/P The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Development Review Committee (DRC). All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Division (ESD) concurs with said recommendation. Fill slopes shall not exceed 1.5:1 (horizontal: vertical)

The applicant shall revegetate all disturbed areas. Revegetation, undertaken from April 1 to October 1, shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Soil stockpiling or borrow areas, shall have proper erosion control measures applied for the duration of the construction as specified in the Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Division (ESD).

The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body. **(MM VI.2) (ESD)**

9. C/P Staging Areas: The Improvement Plan(s) shall identify the stockpiling and/or vehicle staging areas with locations as far as practical from existing dwellings and protected resources in the area. **(ESD)**
10. C/P The Improvement Plan submittal shall include a final drainage report in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the Engineering and Surveying Division for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. "Best Management Practice" measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable. **(MM IX.1) (ESD)**

11. C/P The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Division (ESD) such as the Stormwater Quality Design Manual for the Sacramento and South Placer Regions).

Construction (temporary) BMPs for the project include, but are not limited to: Fiber Rolls (SE-5), Straw Bale Barrier (SE-9), Straw Wattles, Storm Drain Inlet Protection (SE-10), Velocity Dissipation Devices (EC-10), Hydroseeding (EC-4), Silt Fence (SE-1), Wind Erosion Control (WE-1), Stabilized Construction Entrance (TC-1), and revegetation techniques.

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Division (ESD). BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project include, but are not limited to: Water Quality Inlets (TC-50), Storm Drain Signage (SD-13), Sweeping and Vacuuming Pavement (SE-7), etc. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

All BMPs shall be maintained as required to insure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Contractual evidence of a monthly parking lot sweeping and vacuuming, and catch basin cleaning program shall be provided to the ESD upon request. Failure to do so will be grounds for discretionary permit revocation. Prior to Improvement Plan or Final Parcel Map approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance. **(MM VI.3 and MM IX.4) (ESD)**

12. C Prior to Improvement Plan approval, the applicant shall obtain a State Regional Water Quality Control Board National Pollutant Discharge Elimination System (NPDES) construction stormwater quality permit and shall provide to the Engineering and Surveying Division evidence of a state-issued Waste Discharge Identification (WDID) number or filing of a Notice of Intent and fees. **(MM VI.4) (ESD)**

13. C This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000004, Order No. 2013-0001-DWQ), pursuant to the NPDES Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit.

The project shall implement permanent and operational source control measures as applicable. Source control measures shall be designed for pollutant generating activities or sources consistent with recommendations from the California Stormwater Quality Association (CASQA) Stormwater BMP Handbook for New Development and Redevelopment, or equivalent manual, and shall be shown on the Improvement Plans.

The project is also required to implement Low Impact Development (LID) standards designed to reduce runoff, treat stormwater, and provide baseline hydro modification management. **(MM VI.5) (ESD)**

14. C/P On the Improvement Plans and Informational Sheet(s) filed with the Final Parcel Map show the limits of the future, unmitigated, fully developed, 100-year flood plain (after grading) for the existing pond (Strap Ravine) south of the developed area and designate same as a building setback line unless greater setbacks are required by other conditions contained herein. **(MM IX.7) (ESD)**
15. C/P On the Improvement Plans and Informational Sheet(s) filed with the Final Parcel Map; show that the finished building pad elevations shall be a minimum of two feet above the 100-year flood plain line (or finished floor -three feet above the 100-year floodplain line). The final pad elevation shall be certified by a California registered civil engineer or licensed land surveyor and submitted to the Engineering and Surveying Division. This certification shall be done prior to construction of the foundation or at the completion of final grading, whichever comes first. No building construction is allowed until the certification has been received by the Engineering and Surveying Division and approved by the floodplain manager. Benchmark elevation and location shall be shown on the Improvement Plans and Informational Sheet (s) to the satisfaction of Development Review Committee. **(MM IX.8) (ESD)**
16. C In order to protect site resources, no grading activities of any kind may take place within the 100-year flood plain of the stream/drainage way nor within the watershed of the vernal pool(s), unless otherwise approved as a part of this project. All work shall conform to provisions of the County Flood Damage Prevention Regulations (Section 15.52, Placer County Code). A standard note to this effect shall be included on the Improvement Plans. The location of the 100-year flood plain shall be shown on the Improvement Plans. **(MM IX.9) (ESD)**
17. C/P The Improvement Plan submittal shall include a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer for Engineering and Surveying Division (ESD) review and approval. The report shall address and make recommendations on the following:
 - A) Road, pavement, and parking area design;
 - B) Structural foundations, including retaining wall design (if applicable);
 - C) Grading practices;
 - D) Erosion/winterization;
 - E) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.)
 - F) Slope stability

Once approved by the ESD, two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.

If the soils report indicates the presence of critically expansive or other soils problems that, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report will be required for subdivisions, prior to issuance of Building Permits. This certification may be completed on a Parcel by Parcel basis. This requirement shall be so noted on the Improvement Plans and on any Informational Sheet filed with the Final Parcel Map. **(ESD)**

18. C The Improvement Plans shall show that all stormwater runoff shall be diverted around trash storage areas to minimize contact with pollutants. Trash container areas shall be screened or walled to prevent off-site transport of trash by the forces of water or wind. Trash containers shall not be allowed to leak and must remain covered when not in use. **(MM IX.6) (ESD)**

19. C/P The Improvement Plans shall include the message details, placement, and locations showing that all storm drain inlets and catch basins within the project area shall be permanently marked/embossed with prohibitive language such as "No Dumping! Flows to Creek." or other language /graphical icons to discourage illegal dumping as approved by the Engineering and Surveying Division (ESD). ESD-approved signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, shall be posted at public access points along channels and creeks within the project area. The Property Owners and/or Property Owners' association are responsible for maintaining the legibility of stamped messages and signs. **(MM IX.5) (ESD)**
20. C/P Prior to Improvement Plan approval, provide the Engineering and Surveying Division with a letter from the appropriate fire protection agency describing conditions under which service will be provided to this project. A representative's signature from the appropriate fire protection district shall be provided on the Improvement Plans. **(ESD)**
21. C/P The Improvement Plans shall show the extension of a pressurized water system into the subdivision to County (Section 7 of the LDM) or fire district standards, whichever are greater, to the satisfaction of Development Review Committee and the serving fire district. **(ESD)**
22. C/P The Improvement Plans shall be approved by the water supply entity for water service, supply, and maintenance. The water supply entity shall submit to the Environmental Health Services Division and the Engineering and Surveying Division a "will-serve" letter or a "letter of availability" from the water district indicating that the agency has the ability and system capacity to provide the project's domestic and fire protection water quantity needs. **(ESD)**
23. C/P The Improvement Plans shall include a striping and signing plan and shall include all on- and off-site traffic control devices. Prior to the commencement of construction, a construction signing plan shall be provided to the ESD for review and approval. **(ESD)**
24. C/P Prior to Improvement Plan approval, the applicant shall submit an engineer's estimate detailing costs for facilities to be constructed with the project which are intended to be County-owned or maintained. County policy requires the applicant prepare their cost estimate(s) in a format that is consistent with the Governmental Accounting Standards Board, 34th Standard (GASB 34). The engineer preparing the estimate shall use unit prices approved by the Engineering and Surveying Division for line items within the estimate. The estimate shall be in a format approved by the County and shall be consistent with the guidelines of GASB 34. **(ESD)**
25. C Prior to Improvement Plan approval, the applicant will be required to pay their fair share fee per EDU as approved by the Environmental Engineering Division, toward the cost of the future Improvement Projects (including design and construction management along with actual construction costs) as identified in the RMC Study of the Feasibility of Abandonment of the SMD-3 Wastewater Treatment Plant (July 2008) and Technical Memorandum SMD-2 Trunk Sewer Capacity Analysis (June 2007). **(MM XVII.1) (DPW)**

GRADING

26. C/P Include the following standard note on the Improvement Plans: In the event of blasting, three copies of an approved plan and permit shall be submitted to the County not less than 10 days prior to the scheduled blasting. A blasting permit must be obtained from the Placer County Sheriff's Department for all blasting to be done in Placer County. Additionally, the County must be notified and give approval for all blasting done within County right-of-way. If utility companies are in the vicinity where blasting is to occur, the appropriate utility companies must be notified to determine possible damage prevention measures. If blasting is required, the blasting schedule shall be approved by the

County and any other utility companies with facilities in the area prior to the commencement of work.
(ESD)

ROADS / TRAILS

27. C/P The Improvement Plans shall show the construction of a public road entrance/driveway onto Douglas Blvd. to a Plate 116 Major, Land Development Manual (LMD) standard. The design speed of Douglas Blvd. shall be 55 miles per hour (mph), unless an alternate design speed is approved by the Department of Public Works (DPW). The improvements shall begin at the outside edge of any future lane(s) as directed by the DPW and the Engineering and Surveying Division (ESD). An Encroachment Permit shall be obtained by the applicant or authorized agent from ESD. The Plate 116 structural section within the main roadway right-of-way shall be designed for a Traffic Index of 10.0, but said section shall not be less than 3 inches Asphalt Concrete (AC)/8 inches Class 2 Aggregate Base (AB) unless otherwise approved by the ESD. **(ESD)**
28. C/P The Improvement Plans shall show the construction of one-half of an 84 foot road section plus concrete curb, gutter, and an 8' meandering sidewalk where the project fronts Douglas Blvd., as measured from the existing centerline thereof or as directed by the Engineering and Surveying Division (ESD) and the Department of Public Works (DPW). Additional widening and/or reconstruction may be required to improve existing structural deficiencies, accommodate auxiliary lanes, intersection geometrics, signalization, bike lanes, or for conformance to existing improvements. The roadway structural section shall be designed for a Traffic Index of 10.0, but said section shall not be less than 3 inches Asphalt Concrete (AC)/8 inches Class 2 Aggregate Base (AB) unless otherwise approved by the ESD and DPW. **(ESD)**
29. C/P The Improvement Plans shall show the Construction of a Class II bikeway along the project's frontage on Douglas Blvd. pursuant to the Placer County Bikeways Master Plan. The location, width, alignment, and surfacing of the bikeway shall be subject to the Department of Public Works/Development Review Committee review and approval. **(ESD)**
30. C The Improvement Plans shall show that all on-site parking and circulation areas shall be improved with a minimum asphaltic concrete or Portland cement surface capable of supporting anticipated vehicle loadings.
- It is recommended that the pavement structural section be designed in accordance with recommendations of a soils/pavement analysis and should not be less than 2 inch Aggregate Concrete (AC) over 4 inch Class 2 Aggregate Base (AB) or the equivalent. **(ESD)**
31. C/P The Improvement Plans shall show the construction of a raised median at the existing Fellowship Church access onto Douglas Blvd. that will prohibit left turn movements from the proposed project access onto Douglas Blvd. while maintaining inbound and outbound left turns movements from the Fellowship Church access as show on the Preliminary Frontage Improvement Plan submitted with the project. The design shall be to the satisfaction of the Department of Public Works and shall conform to any applicable criteria specified in the latest version of the Caltrans *Highway Design Manual* for a design speed of 55 miles per hour (mph), unless an alternative is approved by the Department of Public Works. **(MM XVI.2) (ESD)**
32. C/P The Improvement Plans shall show the construction of an increase in existing turn lane pocket length for the existing turn lane accessing the Fellowship Church site along Douglas Blvd. as show on the Preliminary Frontage Improvement Plan submitted with the project. The design shall be to the satisfaction of the Department of Public Works and shall conform to any applicable criteria specified in

the latest version of the Caltrans *Highway Design Manual* for a design speed of 55 miles per hour (mph), unless an alternative is approved by the Department of Public Works. **(MM XVI.3) (ESD)**

33. C The Improvement Plans shall show that the first parking space adjacent and parallel to Douglas Blvd. shall be a minimum of forty (40) feet from the edge of travelled way. **(ESD)**
34. C/P The Improvement Plans shall show that parking spaces, ramps, frontage improvements (existing and required) and access ways shall meet California Building Code accessibility standards. **(ESD)**
35. C Construct a 26' wide (minimum) parking lot connection from the right-of-way of the proposed encroachment onto Douglas Blvd. to the adjacent parcel to the west along the parking lot circulation aisle closest to Douglas Blvd as shown on the approved site plan. This circulation access aisle shall remain open for vehicular circulation in perpetuity. Failure to do so will be grounds for discretionary permit revocation. **(ESD)**
36. Concurrent with submittal of Improvement Plans, a detailed lighting and photometric plan shall be submitted to the Development Review Committee (DRC) for review and approval, which include the following **(MM I.1)**:
- A) The site lighting plan shall demonstrate compliance with the Granite Bay Community Plan and the Placer County Design Guidelines. The night lighting design shall be designed to minimize impacts to adjoining and nearby land uses. No lighting is permitted on top of structures.
 - B) Site lighting fixtures in parking lots shall be provided by the use of high pressure sodium (HPS), metal halide, or other as established by the DRC, mounted on poles not to exceed 14 feet in height. The metal pole color shall be such that the pole will blend into the landscape (i.e., black, bronze, or dark bronze). All site lighting in parking lots shall be full cut-off design so that the light source is fully screened to minimize the impacts discussed above. Wall pack or other non-cut-off lighting shall not be used.
 - C) Building lighting shall be shielded and downward directed such that the bulb or ballast is not visible. Lighting fixture design shall complement the building colors and materials and shall be used to light entries, soffits, covered walkways and pedestrian areas such as plazas. Roof and wall pack lighting shall not be used. Lighting intensity shall be of a level that only highlights the adjacent building area and ground area and shall not impose glare on any pedestrian or vehicular traffic.
 - D) Landscape lighting may be used to visually accentuate and highlight ornamental shrubs and trees adjacent to buildings and in open spaces. Lighting intensity shall be of a level that only highlights shrubs and trees and shall not impose glare on any pedestrian or vehicular traffic. **(PLN)**
37. If construction activities take place during the typical bird breeding/nesting season (typically February 15 through September 1), pre-construction nesting bird surveys shall be conducted by a qualified biologist on the project site and within a 500-foot radius of proposed construction areas, where access is available, no more than three (3) days prior to the initiation of construction. If there is a break in construction activity of more than two (2) weeks or if there is a change in the level of disturbance on the site, then subsequent surveys shall be conducted. A report summarizing the survey shall be provided to the Development Review Committee and the California Department of Fish & Wildlife within 30 days of the completed survey and is valid for one construction season. If no nests are found, no further mitigation is required.

If active nests are identified in these areas, the County shall coordinate with California Department of Fish and Wildlife (CDFW) to develop measures to avoid disturbance of active nests prior to the initiation of any construction activities, or construction could be delayed until the young have fledged. Appropriate avoidance measures may include establishment of an appropriate buffer zone and

monitoring of the nest by a qualified biologist until the young have fledged the nest and are independent of the site.

If a buffer zone is implemented, the size of the buffer zone shall be determined by a qualified biologist in coordination with California Department of Fish & Wildlife and shall be appropriate for the species of bird and nest location. Should construction activities cause a nesting bird to vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest, then the exclusionary buffer shall be increased such that activities are far enough from the nest to stop this agitated behavior. The exclusionary buffer will remain in place until the chicks have fledged or as otherwise determined by a qualified biologist.

Construction activities may only resume after a follow-up survey has been conducted and a report prepared by a qualified raptor biologist indicating that the nest (or nests) are no longer active, and that no new nests have been identified. A follow-up survey shall be conducted two months following the initial survey, if the initial survey occurs between February 15 and July 1. Additional follow-up surveys may be required by the Development Review Committee, based on the recommendations in the raptor study and/or as recommended by the California Department of Fish & Wildlife.

If all project construction occurs between September 2 and February 14, a survey is not required and no further studies are necessary. **(MM IV.1) (PLN)**

38. Thirty days prior to grading, a qualified biologist shall conduct pre-construction surveys of all potential habitat within 250 feet of the project area and record the presence of burrowing owls, signs of burrowing owls, and all burrows that are being actively used by burrowing owls. California Department of Fish and Wildlife (CDFW) survey protocol shall be used to conduct surveys. If pre-construction surveys do not identify any activity by burrowing owls, no further mitigation is proposed. If there are burrowing owls nesting on the project site or within 250 feet of the project site, the following mitigation measures are proposed: 1). No grading shall be allowed within 250 feet of an active burrow during the nesting season (February – August) until the young have fledged or approved by CDFW. For occupied burrows without active nesting, nesting burrows after the young have fledged, or work conducted outside the nesting season, passive relocation of the birds shall be performed. Passive relocation involves installing a one-way door at the burrow entrance and coordination with CDFW shall be conducted prior to installation. 2). All unoccupied burrows shall be collapsed after pre-construction surveys and prior to grading to prevent interim occupation by burrowing owls. **(MM IV.2) (PLN)**

39. Trees identified for removal, and/or trees with disturbance to their drip lines, shall be replaced with comparable species onsite, in an area to be reviewed and approved by the Design Review Committee, as follows: a) For each diameter inch of a tree removed, replacement shall be on an inch-for-inch basis. For example, if 100 diameter inches are proposed to be removed, the replacement trees would equal 100 diameter inches (aggregate). If replacement tree planting is required, the trees must be installed by the applicant and inspected and approved by the Design Review Committee, prior to the acceptance of improvements by the Engineering and Surveying Division. At its discretion, the Design Review Committee, may establish an alternate deadline for installation of mitigation replacement trees if weather or other circumstances prevent the completion of this requirement; or b) In lieu of the tree planting mitigation for tree removal listed above, a contribution of \$100 per diameter inch at breast height for each tree removed or impacted or the current market value, as established by an Arborist, Forester or Registered Landscape Architect, of the replacement trees, including the cost of installation, shall be paid to the Placer County Tree Preservation Fund. If tree replacement mitigation fees are to be paid in the place of tree replacement mitigation planting, these fees must be paid prior to acceptance of improvements. **(MM IV.3) (PLN)**

PUBLIC SERVICES

40. C/P Prior to Improvement Plan approval and recordation of the Final Parcel Map(s), provide to the Development Review Committee "will-serve" letters from the following public service providers, as required:
- A) PG&E
 - B) Placer County SMD #2 (See Requirements for Sewer Service letter)
 - C) San Juan Water District
 - D) Refuse Collection Company. The project shall contract with Recology Auburn Placer for solid waste collection service.

If such "will-serve" letters were obtained as a part of the environmental review process, and are still valid, (received within one year) no additional verification shall be required.

41. C Prior to Improvement Plan approval, provide the Development Review Committee (DRC) with proof of notification (in the form of a written notice or letter) of the proposed project to:
- A) The Placer County Sheriff's Office **(ESD)**
42. P The Improvement Plans shall show the connection of each parcel to public sanitary sewer. **(ESD)**
43. P Prior to the recordation of the Final Parcel Map(s), an agreement shall be entered into between the developer and the utility companies specifically listing the party (ies) responsible for performance and financing of each segment of work relating to the utility installation. A copy of this agreement or a letter from the utilities stating such agreement has been made shall be submitted to the Engineering and Surveying Division. Under certain circumstances, the telephone company may not require any agreement or financial arrangements be made for the installation of underground facilities. If so, a letter shall be submitted, which includes the statement that no agreement or financial arrangements are required for this development. **(ESD)**

GENERAL DEDICATIONS / EASEMENTS

44. C/P On the Improvement Plans and Final Parcel Map, provide the following easements/dedications to the satisfaction of the Engineering and Surveying Division (ESD) and the Development Review Committee (DRC). **(ESD)**
- A) C/P Dedicate to Placer County a minimum of one-half of a 140'-wide highway easement (Ref. Chapter 12, Article 12.08, Placer County Code) where the project fronts Douglas Blvd., as measured from the centerline of the existing roadway, plan line, or other alignment as approved by the Transportation Division of the Division of Public Works and Facilities. **(ESD)**
 - B) C/P Dedicate 12.5' multi-purpose easements adjacent to all highway easements. **(ESD)**
 - C) C/P Dedicate to Placer County a minimum 15' wide public multi use trail easement over the multi-purpose path along the Douglas Blvd. frontage. **(ESD)**
 - D) C Dedicate a continuous 26' wide private reciprocal access easement across the project parcel to the parcel immediately adjacent to the west. The easement shall begin from the west property line and coincide with the existing off site reciprocal access easement (and existing circulation aisle improvements) and follow the northernmost on site circulation aisle parallel to Douglas Blvd. The 26' wide easement shall also connect to the Douglas Blvd. right-of-way from the northernmost on site circulation aisle parallel to Douglas Blvd. over the entire width of the proposed encroachment. The location of this easement shall be to the satisfaction of the ESD. **(ESD)**
 - E) C Provide an Irrevocable Offer of Dedication to Placer County for a continuous 26' wide parking lot access easement (Ref. Chapter 19, Placer County Code) along the same alignment described by the condition requiring a reciprocal access easement to the satisfaction of the ESD. **(ESD)**
 - F) P Provide a reciprocal parking and circulation easement over both proposed parcels. **(ESD)**

- G) C/P Public utility easements as required by the serving utilities, excluding wetland preservation easements (WPE). **(ESD)**
- H) C/P Drainage easements as appropriate. **(ESD)**

45. C/P Identify all existing easements on the Improvement Plans and Final Parcel Map. **(ESD)**

FEES

46. C Prior to issuance of any Building Permits, this project shall be subject to the payment of traffic impact fees that are in effect in this area (Granite Bay), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) shall be required and shall be paid to Placer County DPW:

- A) County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code
- B) South Placer Regional Transportation Authority (SPRTA)

The current total estimated fee is \$1,282,340.91 (based on the 44,440 square feet of office space). The fees were calculated using the information supplied. If the use or the square footage changes, then the fees will change. The fees to be paid shall be based on the fee program in effect at the time that the application is deemed complete. **(MM XVI.1) (DPW)**

47. C This project is subject to the one-time payment of drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code.) The current estimated development fee is \$1,950 per acre (\$10,062 total based on 5.16 acres), payable to the Engineering and Surveying Division prior to Building Permit issuance. The fees to be paid shall be based on the fee program in effect at the time that the application is deemed complete. **(MM IX.2) (ESD)**

48. C This project is subject to payment of annual drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code). Prior to Building Permit issuance, the applicant shall cause the subject property to become a participant in the existing Dry Creek Watershed County Service Area for purposes of collecting these annual assessments. The current estimated annual fee is \$252 per acre (\$1,300.32 total based on 5.16 acres). **(MM IX.3) (ESD)**

VEGETATION AND OTHER SENSITIVE NATURAL AREAS

49. The unauthorized disturbance to the dripline of a tree to be saved shall be cause for the Planning Commission to consider revocation of this permit/ approval. **(PLN)**

50. No watering or irrigation of any kind shall be allowed within the dripline of native oak trees within the project boundaries. **(PLN)**

CULTURAL RESOURCES

51. If any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and an archaeologist retained to evaluate the deposit. The Placer County Planning Division and Department of Museums must also be contacted for review of the archaeological find(s).

If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted

by the Placer County Planning Division. A note to this effect shall be provided on the Improvement Plans for the project.

Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements which provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site. **(PLN)**

ENVIRONMENTAL HEALTH

52. The project shall adhere to noise level standards set forth in the Granite Bay Community Plan. **(PLN)**
53. Construction noise emanating from any construction activities for which a Grading or Building Permit is required is prohibited on Sundays and Federal Holidays, and shall only occur:
- A) Monday through Friday, 7:00 am to 7:00 pm
 - B) Saturdays, 8:00 am to 6:00 pm
54. In addition, temporary signs 4' x 4' shall be located throughout the project, as determined by the DRC, at key intersections depicting the above construction hour limitations. Said signs shall include a toll free public information phone number where surrounding residents can report violations and the developer/builder will respond and resolve noise violations. This condition shall be included on the Improvement Plans and shown in the development notebook.
55. PLEASE NOTE: Essentially quiet activities, which do not involve heavy equipment or machinery, may occur at other times. Work occurring within an enclosed building, such as a house under construction with the roof and siding completed, may occur at other times as well. The Planning Director is authorized to waive the time frames based on special circumstances, such as adverse weather conditions. **(EH) (PLN)**

AIR QUALITY

56. Prior to approval of Grading or Improvement Plans, on project sites greater than one acre, the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. To download the form go to www.placer.ca.gov/apcd and click on Dust Control Requirements. If the APCD does not respond within twenty (20) days of the plan being accepted as complete, the plan shall be considered approved. The applicant shall provide written evidence, provided by APCD to the County, that the plan has been submitted to APCD. It is the responsibility of the applicant to deliver the approved plan to the County. The applicant shall not break ground prior to receiving APCD approval of the Construction Emission / Dust Control Plan, and delivering that approval to the County. **(MM III.1) (AQ)**
57. Include the following standard note on all building plans approved in association with this project: Stationary sources or processes (i.e. certain types of engines, boilers, heaters, etc.) associated with this project shall be required to obtain an Authority to Construct (ATC) permit from the APCD prior to the construction of these sources. In general, the following types of sources shall be required to obtain a permit: 1). Any engine greater than 50 brake horsepower, 2). Any boiler that produces heat in excess of 1,000,000 Btu per hour, or 3) Any equipment or process which discharge 2 pounds per day or more of pollutants. All on-site stationary equipment requiring a permit shall be classified as "low emission" equipment and shall utilize low sulfur fuel. Developers / contactors should contact the APCD prior to construction for additional information. *(Based on APCD Rule 501 and the California Health & Safety Code, Section 39013).* **(MM III.1) (AQ)**

58. Include the following standard notes on the Grading Plans or Improvement Plans:

- A) The contractor shall use CARB ultra-low diesel fuel for all diesel-powered equipment.
- B) In order to control dust, operational watering trucks shall be on site during construction hours. In addition, dry, mechanical sweeping is prohibited. Watering of a construction site shall be carried out in compliance with all pertinent APCD rules.
- C) The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall "wet broom" the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt, mud or debris is carried over to adjacent public thoroughfares. *(Based on APCD Rule 228 / section 401.5)*
- D) The contractor shall apply water or use other method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site. *(Based on APCD Rule 228 / section 401.1, 401.4)*
- E) During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less. *(Based on APCD Rule 228 / section 401.5)*
- F) The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties. *(Based on APCD Rule 228)*
- G) In order to minimize wind driven dust during construction, the prime contractor shall apply methods such as surface stabilization, establishment of a vegetative cover, paving, (or use another method to control dust as approved by the individual jurisdiction). *(Based on APCD Rule 228 / section 402)*
- H) The contractor shall suspend all grading operations when fugitive dust exceeds Placer County APCD Rule 228 (Fugitive Dust) limitations. The prime contractor shall be responsible for having an individual who is CARB-certified to perform Visible Emissions Evaluations (VEE). This individual shall evaluate compliance with Rule 228 on a weekly basis. It is to be noted that fugitive dust is not to exceed 40% opacity and not go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed Placer County APCD Rule 228 Fugitive Dust limitations. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD and the equipment must be repaired within 72 hours. *(Based on APCD Rule 228)*
- I) Construction equipment exhaust emissions shall not exceed Placer County APCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours. *(Based on APCD Rule 202)*
- J) A person shall not discharge into the atmosphere volatile organic compounds (VOC's) caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance, unless such manufacture or use complies with the provisions of Rule 217. *(Based on APCD Rule 217)*.
- K) During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (i.e. gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.
- L) During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.
- M) During construction, no open burning of removed vegetation shall be allowed unless permitted by the PCAPCD. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site. *(Based on APCD Rule 310)*
- N) The prime contractor shall submit to the District a comprehensive inventory (e.g., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used in aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall contact the District prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated

construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman.

- O) Prior to approval of Grading or Improvement Plans, whichever occurs first, the applicant shall provide a written calculation to the District for approval demonstrating that the heavyduty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average of 20% of NOx and 45% of DPM reduction as compared to CARB statewide fleet average emissions. Acceptable options for reducing emissions may include use of late model engines, low emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. **(MM III.1) (AQ)**

59. Prior to Improvement Plan approval, the applicant shall show that the project provides on-site bicycle racks. **(APCD)**

60. As a part of the Landscaping Plan included with the Improvement Plans, the project shall include native drought-resistant species (plants, trees and bushes) in order to reduce the demand for irrigation and gas powered landscape maintenance equipment. In addition, a maximum of 25% lawn area will be allowed on site. As a part of the project design, the applicant shall include irrigation systems which efficiently utilize water (e.g. prohibit systems that apply water to non-vegetated surfaces and systems which create runoff). In addition, the project shall install water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls, rain “shutoff” valves, or other devices. **(APCD)**

MISCELLANEOUS CONDITIONS

61. No Lot or Unit shall be divided by a tax district boundary. **(PLN)**

62. A Maintenance and Monitoring Plan (MMP) shall be prepared by a licensed landscape architect or similar professional to provide for the ongoing maintenance and monitoring of landscaping required for this project. The MMP shall include the following required landscaping:

- A) Along the project's frontage on Douglas Boulevard within the front setback;
- B) Throughout the parking and circulation areas.

An annual monitoring report for a minimum period of 5 years from the date of installation, prepared by the above-cited professional, shall be submitted to the DRC for review and approval. Any corrective action shall be the responsibility of the property owners.

Prior to the approval of the Improvement Plans, a Letter of Credit, Certificate of Deposit, or cash deposit in the amount of 100% of the accepted MMP shall be deposited with the Placer County Planning Department to assure on-going performance of the MMP for the landscaping. Evidence of this deposit shall be provided to the satisfaction of the DRC prior to the acceptance of Improvement Plans. For the purposes of administrative and program review by Placer County, an additional 25% of the estimated cost of the MMP shall be paid to the County, in cash, at the time that the 100% deposit is made. With the exception of the 25% administrative fee, 100% of the estimated costs of implementing the MMP shall be returned to the applicant once the applicant has demonstrated that all 5 years of monitoring have been completed to the satisfaction of the DRC. Refunds will only be available at the end of the entire review period. It is the applicant's responsibility to ensure compliance with the MMP. Failure to submit annual monitoring reports could also result in forfeiture of a portion of, or all of, the deposit. An agreement between the applicant and County shall be prepared which meets DRC approval that allows the County use of this deposit to assure performance of the MMIP. **(PLN)**

63. Any entrance monument or structure erected within the front setback on any lot, within certain zone districts, shall not exceed 3' in height (Ref. Article 17.54.030, formerly Section 10.030; Placer County Zoning Ordinance). **(PLN)**
64. C The Improvement Plans shall show for the review and approval by the Development Review Committee the location of any monument sign proposed by the applicant and shall be located such that there is no interference with driver sight distance as determined by the Engineering and Surveying Division, and shall not be located within the right-of-way or Multi-Purpose Easement. **(ESD)**
65. C/P Notification to future owners that inspections of stormwater facilities/Best Management Practices (BMPs) shall be conducted by the Property Owners at least annually. Maintenance records and proof of inspections shall be retained and provided to Engineering and Surveying Division upon request. **(ESD)**
66. C The Improvement Plans shall include the submittal and approval of a Traffic Management Plan for the Event Center to address adequate traffic control measures before, during, and after events. **(ESD)**
67. C/P The Improvement Plans shall include a note stating that: During project construction, staking shall be provided pursuant to Section 5-1.07 of the County General Specifications. **(ESD)**

DEVELOPMENT STANDARDS

68. The project shall comply with the Development Standards as outlined in Section 17.32.010 (Office and Professional) of the Placer County Zoning Ordinance. **(PLN)**
69. Buildings on Parcel 2 shall have a maximum of 24,000 square feet total of leasable floor area of space and shall be a maximum of two-stories or 30 feet in height. **(PLN)**
70. This CUP allows uses allowed in the Office and Professional zoning district (OP) that require a Zoning Clearance or either a Minor Use Permit or Conditional Use Permit except schools and child/adult daycare facilities. **(PLN)**
71. Development of Parcel 2 shall be in substantial conformance with the layout shown on the Illustrative Site Plan dated January 3, 2018 and submitted to the County as part of the Conditional Use Permit modification application. Modifications, including building size and footprints and the location of travelways, pedestrian connections, parking and buildings shall be allowed and determined at the time of Design Review. Additional modifications may be made at site plan review to comply with applicable County ordinances. **(PLN)**

More substantial variation from the design concept shall be permitted provided the integrity of the overall site layout is not compromised and subject to the concurrence of the DRC. **(PLN)**

72. Two-story buildings on Parcel 2 must be setback from Douglas Boulevard a minimum of 300 feet. **(PLN)**
73. A minimum 5 foot wide landscaped buffer shall be provided along the eastern boundary of the project site. **(PLN)**
74. The architectural styles and materials of the buildings constructed on Parcel 2 shall be in substantial conformance with the elevation depicted in the Illustrative Plans dated January 3, 2018 and submitted to the County as part of the Conditional Use Permit modification application. Minor modifications shall be permitted to building features such as, but not limited to, the number, location and dimensions of building entrances and windows in order to accommodate the mix of tenants. The buildings' design

shall be compatible with the four office buildings planned for Parcel One to have a cohesive, coordinated development. **(PLN)**

75. The applicant shall create covenants, conditions and restrictions to include such items as architectural controls, signage, building materials, lighting and landscaping. Association(s) or other identifiable single entity (i.e., owner) shall be formed to oversee the on-going management and maintenance of the site including landscaping and maintenance of common areas. **(PLN)**
76. A coordinated Master Sign Program shall be implemented on the property and said sign program shall be reviewed and approved by the DRC. Building façade signage for individual tenants shall be permitted and regulated in the comprehensive sign program. Tenants' façade signs shall be allowed only on those facades of the building where the tenant's space is actually entered. The property owner or manager shall be responsible for obtaining electrical permits if required but sign copy changes do not require a sign permit so long as the signs remain in compliance with the approved Master Sign Program. Future modifications of the Sign Program may be approved by the DRC without a formal modification of the Conditional Use Permit provided the modifications do not conflict with the Placer County Sign Ordinance or adopted Design Guidelines. **(PLN)**
77. There shall be no lighted signs on the south or eastern sides of buildings on Parcel 2 to reduce the potential impact to the adjacent residential areas. **(PLN)**
78. Any roof-mounted equipment and satellite dishes proposed shall be show on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. **(PLN)**
79. Trash enclosures, recycling areas, and enclosure approaches shall match the materials and colors of the building. The location of such facilities shall be reviewed and approved by the DRC. **(PLN)**

EXERCISE OF PERMIT

80. The applicant shall defend, indemnify, and hold harmless the County of Placer, the County Board of Supervisors, and its officers, agents, and employees, from any and all actions, lawsuits, claims, damages, or costs, including attorney's fees awarded in any proceeding brought in any State or Federal court, challenging the County's approval of that certain Project known as the PGPA-20120354, Pond Pavilion & Lofts/Pondview Park. The applicant shall, upon written request of the County pay, or at the County's option reimburse the County for, all reasonable costs for defense of any such action and preparation of an administrative record, including the County staff time, costs of transcription and duplication. The County shall retain the right to elect to appear in and defend any such action on its own behalf regardless of any tender under this provision. This indemnification obligation is intended to include, but not be limited to, actions brought by third parties to invalidate any determination made by the County under the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) for the Project or any decisions made by the county relating to the approval of the Project. Upon written request of the County, the applicant shall execute an agreement in a form approved by County Counsel incorporating the provisions of this condition. **(PLN)**
81. P The applicant shall prepare and submit to the Engineering and Surveying Division (ESD), a Final Parcel Map(s) which is in substantial conformance to the approved Tentative Parcel Maps in accordance with Chapter 16 of the Placer County Code; pay all current map check and filing fees. **(ESD)**
82. The applicant shall have 36 months to exercise the Conditional Use Permit and to record the Parcel Map. The expiration date is June 16, 2020 unless exercised prior to that date. **(PLN)**

The applicant shall have until June 16, 2023 to exercise the Conditional Use Permit. These approvals shall be exercised by issuance of required Building or Grading Permits, and completion of foundation inspections for the four proposed buildings on Parcel 1 by the building official or a designee. (PLN)

DRAFT



COMMUNITY DEVELOPMENT/RESOURCE AGENCY
Environmental Coordination Services
 County of Placer

ADDENDUM TO MITIGATED NEGATIVE DECLARATION

Project Name: **Pond Pavilion & Lofts/Pondview Park (PGPA 20120354)**

Project Location: **5630 Douglas Boulevard.** On the south side of Douglas Boulevard immediately east of the Quarry Ponds Town Center, Granite Bay, Placer County.

This Addendum to the Pond Pavilion & Lofts Mitigated Negative Declaration has been prepared pursuant to CEQA Guidelines Section 15164.d and Placer County Environmental Review Ordinance Section 18.16.090.

An Addendum to a Mitigated Negative Declaration may be prepared if only minor technical changes or additions are necessary. The addendum need not be circulated for public review but can be included in or attached to the previously prepared Negative Declaration.

Project Description and History

This document is an Addendum to the June 16, 2015 Initial Study/Mitigated Negative Declaration (IS/MND) originally prepared for the Pond Pavilion & Lofts project (PGPA 20120354) as approved by Placer County in 2015 (herein "Approved Project"). The 2015 IS/MND was prepared and circulated pursuant to CEQA. The Approved Project, later renamed Pondview Park, consisted of a 7,500-square-foot event pavilion (2,717 square feet of indoor administration and catering kitchen space, and 4,783 square feet of interior event space) and two craftsman loft buildings totaling 23,662 square feet. The site consists of a 5.2-acre parcel (048-142-036-00). The project site is currently undeveloped.

The Approved Project and the 2015 IS/MND were considered by the Placer County Board of Supervisors in 2015 and were approved with the finding that, with implementation of all required mitigation measures, the Approved Project's environmental impacts would be less-than-significant. Neither the adoption of the 2015 IS/MND nor the approval of the Pond Pavilion & Lofts project were appealed to the Board of Supervisors and/or challenged in court.

The entitlements approved by the Board of Supervisors on June 16, 2015 included:

- Tentative Parcel Map to subdivide the ±5.2 acre property into a 2.495 acre parcel and 2.671 acre parcel;
- Variance to Section 17.54.060 (Parking Space Requirements) of the Zoning Ordinance to allow 181 on-site parking spaces (plus an additional 52 valet parking spaces), where a total of 233 on-site parking spaces are required for events with up to 358 persons;
- Variance to Section 17.54.140(D)(2) of the Zoning Ordinance to allow a reduced pond setback of 15 feet for the proposed Event Center and Loft structures;
- Variance to Section 17.54.180(A)(1) of the Zoning Ordinance to allow for two free-standing signs at the project's entry;
- Amendment to the Granite Bay Community Plan to change the land use of the site from Rural Residential (2.3 to 4.6 acre minimum) to Professional Office; and,

- Rezone of the site from RA-B-100 PD 0.44 (Residential Agriculture, combining Minimum Building Site of 100,000 square feet, combining Planned Residential Development of 0.44 dwelling units per acre) to OP-Dc (Office and Professional, combining Design Scenic Corridor).

Subsequent to the Board of Supervisor's approval of the Pond Pavilion and Lofts project on June 16, 2015, the applicant decided to construct smaller office buildings that could be sold to user/occupants or investors. In lieu of two roughly 12,000 square foot buildings, four 5,100 square foot office buildings were proposed.

On November 17, 2016, the Parcel Review Committee approved a Minor Land Division (PLN 16-00385) that would result in a one-lot Parcel Map to create up to four separately saleable commercial airspace condominium units matching the footprint of the four commercial buildings to be located on Parcel 1 and named "Pondview Park." The underlying parcel would be held in common by a Property Owner's Association. The Association would be responsible for maintenance of project landscaping, lighting, parking, drainage, and all other property improvements held in common. The establishment of airspace condominiums was determined to be consistent with the previously approved Parcel Map.

Modified Project

The applicant and property owner, Lisa Powers, is requesting a modification to the Approved Project in order to eliminate the previously-approved commercial event center and construct up to 24,000 square feet of office space on Parcel 2. A Modification to the Conditional Use Permit is requested.

The General Plan/Community Plan designation for the project site is Professional Office and the zoning classification for the site is Op-Dc (Office and Professional, combining Design Scenic Corridor). The Modified Project is consistent with both the General Plan/Community Plan designation and the zoning classification. Office space is identified as a permitted land use on the site.

Approvals Required

The proposal will require an addendum to the Initial Study/Mitigated Negative Declaration approved by the Board of Supervisors June 16, 2015 for the Pond Pavilion & Lofts project (PGPA 20120354). Necessary entitlements for the Modified Project:

1. A Conditional Use Permit Modification to allow for up to 24,000 square feet of office space in one or more buildings on Parcel 2.

Revisions to Mitigated Negative Declaration

Minor revisions to the Negative Declaration are necessary under the revised proposal under consideration. The Mitigated Negative Declaration has been modified as shown below.

Section A. Background

Project Description

The applicant is requesting approval of the Pond Pavilion and Lofts (later renamed Pondview Park) proposal to rezone and develop a 5.2-acre parcel with a 7,500-square-foot event pavilion (2,717 square feet of indoor administration and catering kitchen space, and 4,783 square feet of interior event space). This proposal also includes two craftsman loft buildings totaling 23,662 square feet (Building A totals 12,000 square feet and Building B totals 11,662 square feet). The craftsman lofts would accommodate uses permitted within the Office and Professional zone district (i.e. Offices, medical services, personal services, mail order and vending, restaurants, etc.). The commercial event center (inside and outside areas) would accommodate up to a maximum of 500 people for various events (i.e. meetings, parties, weddings, receptions, dances, etc.) and would be utilized in a manner that is consistent with the commercial event center definition in the Placer County Zoning Ordinance.

The commercial event pavilion would operate within the following timeframes: Outside – Weekends Only 9:00 AM – 10:30 PM; Inside – Weekends Only 9:00 AM – 11:00 PM; Outside – Weekdays 9:00 AM – 9:30 PM; Inside – Weekdays 9:00 AM – 10:00 PM. Events would be catered by outside sourced catering services. The number of catering staff would vary with the size and scope of the event. Catering staff would only be on site during events and with a set-up and tear down time on either end of the event. Business hours for the craftsman lofts would be from 6:00 AM – 9:00 PM on a daily basis and enforcement would be governed by the tenant lease agreement. A Commercial Event Center requires a parking ratio of one parking space for every 2.5 guests and one parking space for every permanent employees (based on 500 guests and four permanent employees a total of 204 parking spaces would be required). The parking

requirements for the craftsman lofts based on the proposed uses would be 86 spaces. Therefore, the total parking spaces required would be 290. A total of 233 on-site parking spaces (181 parking spaces and 52 additional valet parking spaces) would be provided and in addition 57 off-site parking spaces would need to be made available on an as-needed basis depending upon the number of guests attending the Commercial Event Center.

Subsequent to the Board of Supervisor's approval of the Pond Pavilion and Lofts project on June 16, 2015, the applicant decided to construct smaller office buildings that could be sold to user/occupants or investors. In lieu of two roughly 12,000 square foot buildings, four 5,100 square foot office buildings were proposed.

On November 17, 2016, the Parcel Review Committee approved a Minor Land Division (PLN 16-00385) that would result in a one-lot Parcel Map to create up to four separately saleable commercial airspace condominium units matching the footprint of the four commercial buildings to be located on Parcel 1 and named "Pondview Park." The underlying parcel would be held in common by a Property Owner's Association. The Association would be responsible for maintenance of project landscaping, lighting, parking, drainage, and all other property improvements held in common. The establishment of airspace condominiums was determined to be consistent with the previously approved Parcel Map.

To preserve the existing entitlements that would expire on June 15, 2017, the applicant applied for an Extension of Time that was approved by the Planning Commission on August 10, 2017. A new expiration date of October 23, 2019 was established.

The applicant has requested to change the use of Parcel 2 requiring a modification to the Pondview Park Conditional Use Permit. In lieu of a 7,500 square foot event center, up to 24,000 sq.ft. of office space is proposed in one or more buildings on Parcel 2 (Modified Project).

Comparison with Approved Project

The Modified Project would revise the site configuration, likely increase the number of buildings constructed on the site, eliminate the proposed event center, increase the square footage of office space allowed on the site, and reduce the amount of required onsite guest parking.

Project Entitlements

The proposed project will require approval of a Community Plan Amendment, Rezone, Conditional Use Permit, Tentative Parcel Map, and Variances by the Placer County Board of Supervisors and the Placer County Planning Commission.

The General Plan/Community Plan amendment is to change the Zone District category from Residential to Commercial District and specifically include a Rezone from Residential Agriculture, combining a Building Site of 2.3-acre minimum, and Planned Development 0.44 Dwelling Units per acre (RA-B-100 PD=0.44) to Office and Professional District (OP). The Conditional Use Permit is to allow for a Commercial Event Center (Pond Pavilion) to be developed and operate on the project site. A Minor Land Division is proposed to create a Tentative Parcel Map with Parcel 1 (2.495 acres gross / 2.354 acres net) and Parcel 2 (2.671 acres gross / 2.626 acres net). Other entitlements include a Variance request for a reduced pond setback (50 foot from the high water mark) for Building D, the Pond Pavilion building and exterior open area, and for the southwest corner of the parking lot. A Variance is requested to the on-site parking standards to allow for 52 on-site valet parking spaces and 57 off-site parking on a nearby parking lot that can be utilized by this project. Also, a Variance is requested for a multi-tenant monument sign at the entry to the site.

The Modified Project requires approval of a Modification to the Conditional Use Permit to allow up to 24,000 square feet of office space in one or more buildings on Parcel 2 in lieu of a Commercial Event Center.

I. Aesthetics

Discussion – Items I-3,4:

The proposed project could negatively affect the visual character and quality of the site and its surroundings; however, the project will be subject to Appendix One of the Granite Bay Community Plan that is known as "Douglas Corridor – Design Elements and Landscape Goals". Appendix One would establish

the required design elements including landscaping, architectural features, and the overall design of the new commercial buildings.

The project would include lighting typical of a commercial development, which could result in the creation of a new source of substantial light or glare, which would adversely affect day or nighttime views in the area. Mitigation set forth in this document would reduce potential impacts resulting from the creation of a new source of substantial light or glare, which would adversely affect day or nighttime views in the area, to a less than significant level. Therefore, mitigation measures are required.

The buildings' design on Parcel Two will be compatible with the four office buildings planned for Parcel One to have a cohesive, coordinated development. The approved Pondview office buildings feature stucco exteriors with stone veneer accents, an aluminum window system, and tile roofing. Elevations of buildings on Parcel Two facing the pond are likely to have more glass than planned for those not facing the pond however.

Details of the proposed new buildings on Parcel Two are determined during Design Review and will largely be tenant-driven. The draft site plan is intended to be conceptual in nature with an emphasis on: possible building location; relationships between existing or proposed adjacent buildings; the locations of open and public use spaces; landscaped areas; and, the general circulation patterns for all modes of transportation. Additional and/or revised Mitigation Measures are not required.

IV. Biological Resources

Discussion – Items IV-1,2

A Biological Resources Assessment was originally conducted by Gibson and Skordal, LLC on July 18, 2011 and was updated on January 7, 2014. The original assessment for the project site identified potential habitat for special-status species and waters of the United States, including wetlands. This assessment, however, did not consider any physical development of the site; it only considered a proposed parcel map. The updated report is required to assess the development of the site with the two proposed craftsman loft buildings, the commercial event center and the associated parking.

According to the updated assessment the grassland habitat in the study area is potential foraging and nesting habitat for burrowing owls. Development of the site may impact nesting and foraging habitat; however, no burrowing owls or nesting sites/burrows were observed on the site during field investigations in July of 2011.

The grassland habitat and mature trees in the project site provide potential foraging and nesting habitat for the Swainson's hawk, other raptors, and migratory birds and development may impact the foraging and nesting habitat. However, the closest recorded nest site for a Swainson's hawk is approximately eight miles away and hawks were not observed in the area, nor were any active or inactive nests observed at the site. In addition, there was no other raptor or migratory bird nests observed in the project area. With the following mitigation measures, impacts are considered less than significant. **Mitigation Measure IV-1 has been updated to reflect best practices. This revised mitigation measure is equal to, or better than, the mitigation measure of the 2015 MND.**

Mitigation Measures- Items IV-1,2:

~~MM IV.1 Prior to any grading or tree removal activities, during the raptor nesting season (March 1–September 1), a focused survey for raptor nests shall be conducted by a qualified biologist. A report summarizing the survey shall be provided to Placer County and the California Department of Fish & Wildlife (CDFW) within 30 days of the completed survey. If an active raptor nest is identified appropriate mitigation measures shall be developed and implemented in consultation with CDFW. If construction is proposed to take place between March 1st and September 1st, no construction activity or tree removal shall occur within 500 feet of an active nest (or greater distance, as determined by the CDFW). Construction activities may only resume after a follow up survey has been conducted and a report prepared by a qualified raptor biologist indicating that the nest (or nests) is no longer active, and that no new nests have been identified. A follow up survey shall be conducted 2 months following the initial survey, if the initial survey occurs between March 1st and July 1st. Additional follow up surveys may be required by the DRG, based on the recommendations in the raptor study and/or as recommended by the CDFW. Temporary construction fencing and signage as described herein shall be installed at a minimum 500 feet~~

~~radius around trees containing active nests. If all project construction occurs between September 1st and March 1st no raptor surveys will be required. Trees previously approved for removal by Placer County, which contain stick nests, may only be removed between September 1st and March 1st. A note which includes the wording of this condition of approval shall be placed on the Improvement Plans. Said plans shall also show all protective fencing for those trees identified for protection within the raptor report.~~

If construction activities take place during the typical bird breeding/nesting season (typically February 15 through September 1), pre-construction nesting bird surveys shall be conducted by a qualified biologist on the project site and within a 500-foot radius of proposed construction areas, where access is available, no more than three (3) days prior to the initiation of construction. If there is a break in construction activity of more than two (2) weeks or if there is a change in the level of disturbance on the site, then subsequent surveys shall be conducted. A report summarizing the survey shall be provided to the Development Review Committee and the California Department of Fish & Wildlife within 30 days of the completed survey and is valid for one construction season. If no nests are found, no further mitigation is required.

If active nests are identified in these areas, the County shall coordinate with California Department of Fish and Wildlife (CDFW) to develop measures to avoid disturbance of active nests prior to the initiation of any construction activities, or construction could be delayed until the young have fledged. Appropriate avoidance measures may include establishment of an appropriate buffer zone and monitoring of the nest by a qualified biologist until the young have fledged the nest and are independent of the site.

If a buffer zone is implemented, the size of the buffer zone shall be determined by a qualified biologist in coordination with California Department of Fish & Wildlife and shall be appropriate for the species of bird and nest location. Should construction activities cause a nesting bird to vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest, then the exclusionary buffer shall be increased such that activities are far enough from the nest to stop this agitated behavior. The exclusionary buffer will remain in place until the chicks have fledged or as otherwise determined by a qualified biologist.

Construction activities may only resume after a follow-up survey has been conducted and a report prepared by a qualified raptor biologist indicating that the nest (or nests) are no longer active, and that no new nests have been identified. A follow-up survey shall be conducted two months following the initial survey, if the initial survey occurs between February 15 and July 1. Additional follow-up surveys may be required by the Development Review Committee, based on the recommendations in the raptor study and/or as recommended by the California Department of Fish & Wildlife.

If all project construction occurs between September 2 and February 14, a survey is not required and no further studies are necessary.

VII. Greenhouse Gas Emissions

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant and/or cumulative impact on the environment? (PLN, Air Quality)		X	X	
2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (PLN, Air Quality)		X	X	

Discussion- All Items:

Greenhouse gas (GHG) emissions of primary concern from land use projects include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). Construction related activities resulting in exhaust emissions may

come from fuel combustion for heavy-duty diesel and gasoline-powered equipment, portable auxiliary equipment, material delivery trucks, and worker commuter trips. Operational GHG emissions would result from motor vehicle trips generated by the patrons, workers, as well as on-site fuel combustion for landscape maintenance equipment.

The ~~Approved~~ **p**Project would result in grading, subsequent paving and the construction of approximately 31,162 square feet of new buildings, along with associated parking areas. The project would consist of approximately 23,552 square feet of space as “working lofts” and the other 7,500 square feet as an event center. The CalEEMod analysis included an analysis for Greenhouse Gases. ~~The analysis utilized a factor of 200 events per year, and 500 people maximum, per event for the analysis. Based upon these limitations,~~ The air quality analysis demonstrates that construction and operational related GHG emissions resulting from the project ~~would~~ **did** not exceed APCD’s **accepted** ~~Deminimis~~ **GHG** ~~Threshold~~ of 1,100 metric tons of CO₂ equivalent (MT CO₂e), and therefore would not substantially hinder the State’s ability to attain the goals identified in **AAB 32 and SB 32 (i.e., reduction of statewide GHG emissions to 1990 levels by 2020; approximately a 30 percent reduction from projected 2020 emissions)**. Thus, with the implementation of the mitigation measure included below, the construction and operation of the project would not generate substantial greenhouse gas emissions, either directly or indirectly, which may be considered to have a significant impact on the environment, nor conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

The Modified Project proposes up to 44,400 square feet of office space on the site. The Modified Project conforms to PCAPCD CEQA guidelines and operation and construction emissions are below applicable screening level thresholds established by the Sacramento Metropolitan Air Quality Management District (SMAQMD). Operating emissions for the Modified Project are below cumulative level significance thresholds. Therefore, the Modified Project will not violate any air quality standard or contribute significantly to an existing or projected air quality violation and the impact is less-than-significant and no mitigation measures are necessary.

~~Mitigation Measures- Items VII-1,2:-~~

~~**MM VII.1 The event center shall be limited to a maximum of 200 events annually and 500 attendees per event.**~~

X. Land Use & Planning

Discussion – Item X-1

The project includes the construction of ~~two commercial craftsman loft buildings, a commercial event center,~~ **office buildings** and associated parking and circulation areas. The proposed project will not physically divide an established community as the project site is currently undeveloped and surrounded by commercial and residential uses. Therefore, there is no impact.

Discussion – Item X-2

The proposed project includes the development of ~~three~~ commercial buildings on a parcel, which does not allow for the proposed office development (craftsman loft buildings) due to conflicting land use and zoning designations. The proposed project will conflict with the Granite Bay Community Plan designation of Rural Residential 2.3–4.6 acre minimum and the zoning designation of Residential Agriculture with a building site minimum of 2.3 acres and with a Planned Development Designation of 0.44 dwelling units per acre for parcel 048-142-036. The proposed project will require the approval of a General Plan Amendment to change the land use designation from Rural Residential 2.3-4.6 acre minimum, to Commercial, and a Rezone to change the zoning designation from Residential Agriculture, with a building site minimum of 2.3 acres, with a Planned Development designation of 0.44 dwelling units per acre (RA-B-100, PD=0.44) to Office and Professional (OP).

Discussion – Item X-4

The proposed project could result in the development of incompatible uses and/or the creation of land use conflicts because the project includes ~~two craftsman loft~~ office buildings, the current land use designation and zoning does not support the proposed project. The land use designation and zoning on Assessor’s Parcel 048-142-036 allows for residential development. This parcel is adjacent to a commercial development to the west and is adjacent to a single-family residential land use to the east and south. Given the proximity of the proposed project to adjacent residential uses (east and south of the site), the project could create an incompatible use or land use conflicts. No mitigation measures are required.

Discussion – Item X-8

The proposed project includes the construction of ~~two~~ commercial ~~craftsman-loft office~~ buildings ~~and a commercial event center~~ and will not cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration. Therefore, there is no impact.

XII. Noise

Discussion – Item X-1

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies? (PLN)		X	<u>X</u>	
2. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)		X	<u>X</u>	

Mitigation Measures- Items XII-1,2:

~~**MM XII.1** The following specific measures are required to minimize the propagation of noise levels generated during events at this facility to the maximum extent feasible: 1). All outdoor noise-generating activities that exceed the nighttime sound level standards as outlined in the Granite Bay Community Plan shall be completed by 10:00 P.M., including amplified speech and music; 2). Speakers used for the amplification of speech or music shall be oriented to the north and located as far as practical from the outdoor dining area of the adjacent restaurant; 3). Amplified speech or music played at the event center shall not exceed maximum sound levels of 85 dBA Lmax at a position 25 feet in front of the speakers, or average sound levels of 80 dB at that same distance. The management of the event center shall procure a sound level meter to ensure that these reference levels, and the county noise standards, are being satisfied during each event. 4). The audibility of amplified music and speech generated by the event center will vary at the nearest residences as atmospheric conditions change. Although audibility is not a threshold for a finding of significant noise impacts, facility representatives are encouraged to work with the neighbors to develop procedures for addressing noise-related concerns with the surrounding outdoor events held at the site.~~

With the event center eliminated, noise impacts from the project are considered less than significant and Mitigation Measure XII.1 is no longer required.

Discussion- Item XII-3:

The project may result in a moderate temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project resulting from construction of required project improvements that include ~~two craftsman-loft office~~ buildings, ~~a commercial event center~~ and associated parking. This temporary increase due to limited, short term construction activities will be less than significant. Project related construction noise would need to comply with the Placer County Noise Ordinance. A condition of approval for the project will be recommended that limits construction hours so that early evening and early mornings, as well as all day Sunday, will be free of construction noise. No mitigation measures are required.

XIV. Public Services

Discussion – Item XIV-1

The project could result in a modest incremental increase in the need for fire protection services for the ~~two craftsman-loft buildings and commercial event center~~ buildings that would be constructed. Any newly constructed commercial buildings will be required to comply with the California Building Code. Therefore, the project will not require the provision of new or physically altered fire protection facilities nor

significantly impair service ratios, response times or other performance objectives. This would result in a less than significant impact to the provision of fire protection services. No mitigation measures are required.

XVI. Transportation and Traffic

Discussion – Item XVI-1,2

The ~~proposed project~~ **Approved Project** will result in the construction of an approximately 7,500 square foot event center and two office/professional buildings totaling approximately 23,662 square feet. A traffic impact analysis was prepared for the project.

The traffic study includes the existing plus project analysis and a cumulative analysis. The proposed project has the potential to generate approximately 1,628 weekday daily trips and approximately 404 trips during the PM peak hour.

The proposed project's traffic was superimposed onto existing background volumes. The following intersections were analyzed: Douglas Blvd./Berg Street; Douglas Blvd./Barton Road; Douglas Blvd./Quarry Pond access; and Douglas Blvd./Fellowship Church access.

Existing Plus Project: The addition of project traffic will increase the length of delays occurring at intersections. However, the addition of project traffic does not result in any analyzed intersection operating at a Level of Service that exceeds the minimum established by the Granite Bay Community Plan (LOS E) during the PM peak hour. The existing plus project Level of Service standards are not exceeded; therefore, the project impacts are less than significant.

Cumulative: The traffic study analyzed the weekday peak hour Levels of Service under the Year 2025 conditions with and without the proposed project. As the background traffic volume at the analyzed intersections increases in the future, the length of delays for motorists will increase. The Level of Service at the Douglas Blvd./Quarry Pond and Fellowship Church accesses remain at LOS A. The Level of Service at the Douglas Blvd./Berg Street intersection will drop to LOS D/E with and without the project. LOS D and E are within the LOS E minimum established by the Granite Bay Community Plan. Therefore, the impacts to these intersections are not significant.

The Douglas Blvd./Barton Road intersection is forecast to drop to a LOS F. LOS F exceeds the minimum requirements of the Granite Bay Community Plan. In this circumstance, the significance of the project's impact is based on the incremental increase in delay associated with the project. In this case, the average delay per vehicle is projected to increase by 3.6 seconds. The Placer County methodology of assessment accepts an increment of 4.0 seconds before making a finding of significance, the project's impact to this intersection is less than significant.

A "worst case" site development scenario was also evaluated for the rezone, although this concept is not proposed at this time. This site development scenario is based on 56,000 square feet of office professional development and has the potential to generate roughly twice the P.M. peak hour traffic as the proposed project. This scenario forecasts a LOS F at the Douglas Blvd/Barton Road intersection. The significance of this scenario's impact is based on the incremental increase in delay associated with the project. In this scenario, the average delay per vehicle is projected to increase by 8.3 seconds. The Placer County methodology of assessment accepts an increment of 4.0 seconds before making a finding of significance; therefore, this scenario's impacts to this intersection are significant and mitigation would be required. The mitigation in this scenario would be the payment of traffic impact fees for the construction of improvements identified in the Granite Bay Community Plan CIP. Upon construction of the identified improvements, the LOS would be reduced to LOS E, which would satisfy the minimum requirements of the Granite Bay Community Plan.

The Modified Project proposes up to 44,400 square feet of office space on the site which is less than the "worst case" site development scenario of 56,000 square feet of office space. Similar to the Approved Project, the Modified Project will not exceed, either individually or cumulatively, a level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic. The Modified Project generates fewer trips than analyzed in the Approved Project, and as there were no significant traffic impacts, as a result of the Approved Project, the proposed project will also not have significant traffic impacts.

As with the Approved Project, the Modified Project creates site-specific impacts on local transportation systems that are considered less than significant when analyzed against the existing baseline traffic conditions and roadway segment/intersection existing LOS; however, the cumulative effect of an increase in traffic has the potential to create significant impacts to the area's transportation system. Article 15.28.010 of the Placer County Code establishes a road network Capital Improvement Program (CIP). This project is subject to this code and, therefore, required to pay traffic impact fees to fund the CIP for area roadway improvements. The proposed project's impacts associated with increases in traffic can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items XVI-1,2:

MM XVI.1 Prior to issuance of any Building Permits, this project shall be subject to the payment of traffic impact fees that are in effect in this area (Granite Bay), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) shall be required and shall be paid to Placer County DPW:

- A) County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code
- B) South Placer Regional Transportation Authority (SPRTA)

The current total combined estimated fee is ~~\$468,373.22~~ \$1,282,340.91. The fees were calculated using the information supplied. If the use or the square footage changes, then the fees will change. The actual fees paid shall be those in effect at the time the payment occurs.

Discussion – Item XVI-5

There is an existing parking easement agreement that is recorded on the subject parcel and identified in the Preliminary Title Report. The parking easement agreement is for the benefit of the Quarry Pond Shopping Center immediately to the west of the subject parcel and the agreement identifies the right of the Quarry Pond project to park on the northern 1/3 portion of the Pond Pavilion and Lofts project site.

A Commercial Event Center requires a parking ratio of one parking space for every 2.5 guests and one parking space for every permanent employees (based on 500 guests and four permanent employees a total of 204 parking spaces would be required). The parking requirements for the craftsman lofts based on the proposed uses would be 86 spaces. Therefore, the total parking spaces required would be 290. A total of 233 on-site parking spaces (181 parking spaces and 52 additional valet parking spaces) would be provided and in addition 57 off-site parking spaces (57 spaces – actual versus required) would need to be made available on an as needed basis depending upon the number of guests attending the Commercial Event Center. A mitigation measure ~~is would be~~ required.

At one space per 300 square feet proposed for Parcel One (20,400 square feet approved), 68 parking spaces are required and 97 spaces are provided. With up to 24,000 square feet of offices planned on Parcel Two, up to 80 additional parking spaces would be required. The draft site plan identifies a total of 171 parking spaces being provided, which meets the parking requirements for this site. Mitigation Measure XVI.4 is no longer required.

Mitigation Measures- Item XVI-5:

~~**MM XVI.4** Provide an off-site parking agreement in the amount of 57 spaces. The off-site parking agreement shall be in place prior to Improvement Plan approval and/or recordation of the Parcel Map for the Pond Pavilion and Lofts proposed development.~~

Analysis

Section E of the 2015 IS/MND addressed mandatory findings of significance associated with the Approved Project. The Approved Project was found to have impacts on aesthetics, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, public services, recreation, transportation and traffic, and utilities and service systems.

The Modified Project would develop a project with additional commercial office buildings on a similar footprint at the same site and would be subject to similar environmental conditions. No new resources would be subject to impacts and no increase in effects would occur. The issues addressed under the heading "Mandatory Findings of Significance" are discussed throughout the IS/MND. Mitigation measures will be implemented where appropriate,

thereby reducing impacts resulting from the Modified Project to a less than significant level.

The 2015 IS/MND identified potentially cumulative impacts. Potential impacts for air quality, hydrology, noise, and traffic were identified as less-than significant after implementation of Mitigation Measure III.1 that addressed potential cumulative impacts related to construction and operation emissions; Mitigation Measures VI.1, VI.2, IX.1, IX.2, and IX.3 addressed potential cumulative impacts related to water quality; and, Mitigation Measure XVI.1 that addressed cumulative traffic impacts. Other potential cumulative impacts were not identified and, therefore, were not found to combine with impacts from other projects.

The revised project would not cause any significant cumulative impacts to the following topical issues:

Air Quality. The Modified Project does not exceed Placer County Air Pollution Control District cumulative thresholds.

Biological Resources. The potential biological resource impacts discussed are site-specific, and will not make a cumulatively considerable contribution to cumulative impacts.

Geology and Soils. Seismic and soil conditions are site-specific, and will not contribute to cumulative impacts.

Greenhouse Gas Emissions. Emissions for greenhouse gases from both construction and operation of the Modified Project are below thresholds.

Hazards and Hazardous Materials. All hazards discussed are site specific, and will not contribute to cumulative impacts.

Hydrology and Water Quality. The Modified Project will provide low impact development features to infiltrate and reduce stormwater runoff in accordance with the Phase II MS4 Permit requirements. Stormwater will be treated before leaving the site so there are no significant cumulative impacts related to hydrology and water quality.

Land Use and Planning. The Modified Project in combination with any development activity in the vicinity would not induce growth, because the project alone would not induce growth.

Noise. The Modified Project would eliminate the proposed event center and noise impacts from the project are now considered less than significant.

Public Services. The Modified Project would not make any significant demands on public services, and would not make a cumulatively considerable contribution to cumulative impacts to public services.

Recreation. The Modified Project would result in an incremental increase in demand for public recreation facilities and there would be a similar contribution to cumulative impacts as the Approved Project.

Utilities and Service Systems. The Modified Project would have less than significant or no impacts to public utilities, it would have no cumulatively considerable contribution to a cumulative impact.

Transportation and Traffic. The cumulative traffic impacts associated with the identified Community Plan land use and zoning on this property, of which both the Approved Project and the Modified Project are consistent, were identified with the Granite Bay Community Plan 2005 Circulation Element Amendment and Final EIR. The Modified Project will contribute its fair share of traffic impact fees in effect in the Granite Bay Fee District as required by MM XVI.1.

Summary of Additional and/or Revised Mitigation Measures

Implementation of mitigation measures discussed in the 2015 IS/MND as modified in this document would ensure that effects associated with the Modified Project would be less-than-significant. For those environmental effects of the project not subject to specific mitigations, standard County construction standards and practices will ensure no additional impacts will occur.

The mitigation measure related to pre-construction nesting bird surveys (MM IV.1) has been updated to reflect new best practices. Mitigation Measure VII.1 relating to events at the event center and greenhouse gas emissions has

been deleted. Event center-related mitigation measures addressing noise (MM XII.1) and parking (MMXVI.4) have been deleted. Mitigation Measure XVI.1 was updated to reflect current traffic fees.

There are no additional mitigation measures required for the Modified Project.

Environmental Conclusion

In accordance with CEQA Guidelines Section 15164, an addendum to a negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.

Under Section 15162, the lead agency shall prepare a subsequent EIR or negative declaration if there are any new significant environmental effects associated with the revised project. The adopted 2015 Initial Study/Mitigated Negative Declaration evaluated the environmental impacts that might reasonably be anticipated to result from the implementation of the project. This Addendum was prepared to evaluate the environmental impacts that may result from the revised project as described above and confirm whether any new significant impacts or a substantial increase in the severity of previously identified impacts would result from the revised project.

The Modified Project, as described above and analyzed in the Addendum, does not result in new or substantially more severe significant effects or the need for new mitigation measures as compared to those studied in the 2015 IS/MND. Mitigation Measures identified in the 2015 IS/MND that remain applicable to the Modified Project are included in this Addendum. Some mitigation measures have been updated to reflect best management practices and/or current approaches to mitigation. In all cases these revised mitigation measures reflect measures that are equal to, or better than, the mitigation measures identified in the 2007 IS/MND. Several mitigation measures relating specifically to the commercial event center have been deleted.

Based on the proposed revised project description, the environmental review prepared for the 2015 Initial Study/Mitigated Negative Declaration, and the attached supplemental analysis, the County has concluded that the proposed revised project would not result in any new significant impacts not previously disclosed in the Mitigated Negative Declaration nor would it result in a substantial increase in the magnitude of any significant environmental impact previously identified in the 2015 IS/MND.

The Addendum need not be circulated for public review; however, the addendum must be considered by the decision making body prior to making a decision on the project.


Prepared by: _____

February 1, 2018

Date: _____

Placer County Community Development/Resource Agency
Environmental Coordination Services
3091 County Center Drive
Auburn, California 95603
530.745.3132

email: cdraecs@placer.ca.gov

Attachments:

- One: Initial Study Checklist
- Two: Mitigation Monitoring Program
- Three: Pond Pavilion & Lofts/Pondview Park 2014 IS/MND

All referenced documentation is available for Public Review at the Community Development/Resource Agency building, 3091 County Center Drive, Auburn.

ATTACHMENT 1



COUNTY OF PLACER Community Development Resource Agency

ENVIRONMENTAL COORDINATION SERVICES

Michael J. Johnson, AICP
Agency Director

Crystal Jacobsen, Coordinator

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INITIAL STUDY & CHECKLIST

This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the following described project application. The document may rely on previous environmental documents (see Section C) and site-specific studies (see Section I) prepared to address in detail the effects or impacts associated with the project.

This document has been prepared to satisfy the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.) CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

The Initial Study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an EIR, use a previously-prepared EIR and supplement that EIR, or prepare a Subsequent EIR to analyze the project at hand. If the agency finds no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, a Negative Declaration shall be prepared. If in the course of analysis, the agency recognizes that the project may have a significant impact on the environment, but that by incorporating specific mitigation measures the impact will be reduced to a less than significant effect, a Mitigated Negative Declaration shall be prepared.

Project Title: Pond Pavilion & Lofts/Pondview Park	Plus# PGPA 20120354
Entitlement(s): Community Plan Amendment, Rezone, Conditional Use Permit, Vesting Tentative Parcel Map, and Variances	
Site Area: 5.2 acres	APN: 048-142-036-000
Location: 5630 Douglas Boulevard, on the south side of Douglas Boulevard immediately east of the Quarry Ponds Town Center, Granite Bay, Placer County	

A. BACKGROUND:

Project Description:

The applicant is requesting approval of the Pond Pavilion and Lofts (**later renamed Pondview Park**) proposal to rezone and develop a 5.2-acre parcel with a 7,500-square-foot event pavilion (2,717 square feet of indoor administration and catering kitchen space, and 4,783 square feet of interior event space). This proposal also includes two craftsman loft buildings totaling 23,662 square feet (Building A totals 12,000 square feet and Building B totals 11,662 square feet). The craftsman lofts would accommodate uses permitted within the Office and Professional zone district (i.e. Offices, medical services, personal services, mail order and vending, restaurants, etc.). The commercial event center (inside and outside areas) would accommodate up to a maximum of 500 people for various events (i.e. meetings, parties, weddings, receptions, dances, etc.) and would be utilized in a manner that is consistent with the commercial event center definition in the Placer County Zoning Ordinance.

The commercial event pavilion would operate within the following timeframes: Outside – Weekends Only 9:00 AM – 10:30 PM; Inside – Weekends Only 9:00 AM – 11:00 PM; Outside – Weekdays 9:00 AM – 9:30 PM; Inside – Weekdays 9:00 AM – 10:00 PM. Events would be catered by outside sourced catering services. The number of catering staff would vary with the size and scope of the event. Catering staff would only be on site during events and with a set-up and tear down time on either end of the event. Business hours for the craftsman lofts would be

from 6:00 AM – 9:00 PM on a daily basis and enforcement would be governed by the tenant lease agreement. A Commercial Event Center requires a parking ratio of one parking space for every 2.5 guests and one parking space for every permanent employees (based on 500 guests and four permanent employees a total of 204 parking spaces would be required). The parking requirements for the craftsman lofts based on the proposed uses would be 86 spaces. Therefore, the total parking spaces required would be 290. A total of 233 on-site parking spaces (181 parking spaces and 52 additional valet parking spaces) would be provided and in addition 57 off-site parking spaces would need to be made available on an as-needed basis depending upon the number of guests attending the Commercial Event Center.

Subsequent to the Board of Supervisor's approval of the Pond Pavilion and Lofts project on June 16, 2015, the applicant decided to construct smaller office buildings that could be sold to user/occupants or investors. In lieu of two roughly 12,000 square foot buildings, four 5,100 square foot office buildings were proposed.

On November 17, 2016, the Parcel Review Committee approved a Minor Land Division (PLN 16-00385) that would result in a one-lot Parcel Map to create up to four separately saleable commercial airspace condominium units matching the footprint of the four commercial buildings to be located on Parcel 1 and named "Pondview Park." The underlying parcel would be held in common by a Property Owner's Association. The Association would be responsible for maintenance of project landscaping, lighting, parking, drainage, and all other property improvements held in common. The establishment of airspace condominiums was determined to be consistent with the previously approved Parcel Map.

To preserve the existing entitlements that would expire on June 15, 2017, the applicant applied for an Extension of Time that was approved by the Planning Commission on August 10, 2017. A new expiration date of October 23, 2019 was established.

The applicant has requested to change the use of Parcel 2 requiring a modification to the Pondview Park Conditional Use Permit. In lieu of a 7,500 square foot event center, up to 24,000 sq.ft. of office space is proposed in one or more buildings on Parcel 2 (Modified Project).

Comparison with Approved Project

The Modified Project would revise the site configuration, likely increase the number of buildings constructed on the site, eliminate the proposed event center, increase the square footage of office space allowed on the site, and reduce the amount of required onsite guest parking.

Project Entitlements

The proposed project will require approval of a Community Plan Amendment, Rezone, Conditional Use Permit, Tentative Parcel Map, and Variances by the Placer County Board of Supervisors and the Placer County Planning Commission.

The General Plan/Community Plan amendment is to change the Zone District category from Residential to Commercial District and specifically include a Rezone from Residential Agriculture, combining a Building Site of 2.3-acre minimum, and Planned Development 0.44 Dwelling Units per acre (RA-B-100 PD=0.44) to Office and Professional District (OP). The Conditional Use Permit is to allow for a Commercial Event Center (Pond Pavilion) to be developed and operate on the project site. A Minor Land Division is proposed to create a Tentative Parcel Map with Parcel 1 (2.495 acres gross / 2.354 acres net) and Parcel 2 (2.671 acres gross / 2.626 acres net). Other entitlements include a Variance request for a reduced pond setback (50 foot from the high water mark) for Building D, the Pond Pavilion building and exterior open area, and for the southwest corner of the parking lot. A Variance is requested to the on-site parking standards to allow for 52 on-site valet parking spaces and 57 off-site parking on a nearby parking lot that can be utilized by this project. Also, a Variance is requested for a multi-tenant monument sign at the entry to the site.

The Modified Project requires approval of a Modification to the Conditional Use Permit to allow up to 24,000 square feet of office space in one or more buildings on Parcel 2 in lieu of a Commercial Event Center.

Project Site (Background/Existing Setting):

The 5.2-acre undeveloped parcel is bound by Douglas Boulevard and existing development to the north, and an existing abandoned quarry pond to the south. The quarry pond is a remnant of historic placer mining in Strap Ravine. Portions of the property have been disturbed by grading activities associated with construction on the adjacent property (Quarry Ponds); these disturbed areas support mostly ruderal vegetation. The perimeter of the

property is mostly undisturbed. Two small drainages flow north to south through the property and outlet in to the quarry pond. These drainages support a moderate riparian canopy consisting of mostly native species such as Fremont cottonwood, arroyo, and narrow-leaved willow.

The project site has a large flattened, graveled area where large trucks and heavy equipment were parked (with the exception of a small strip of land adjacent to Douglas Boulevard as well as a narrow strip along the pond) prior to the development of the Quarry Ponds shopping center to the west. Subsequent to the Quarry Ponds development a paved parking lot was constructed within the northern end of the project site. The project site is zoned Residential Agriculture (RA-B-100 PD=0.44), combining a minimum building site of 2.3 acres and combining Planned Development 0.44 dwelling units per acre. The site is designated Rural Residential 2.3 to 4.6 acre minimum parcel size in the Granite Bay Community Plan. The property is located on the south side of Douglas Boulevard immediately east of the Quarry Ponds Town Center. The property address is 5630 Douglas Boulevard, Granite Bay.

B. ENVIRONMENTAL SETTING:

Location	Zoning	Granite Bay Community Plan Designations	Existing Conditions and Improvements
Site	Residential Agriculture, combining a Building Site of 2.3-acre minimum, and Planned Development 0.44 Dwelling Units per acre (RA-B-100 PD=0.44)	Rural Residential (2.3 – 4.6-acre minimum)	Parking lot at north end of the parcel, undeveloped in the remaining areas of the parcel
North	Residential Single-Family, combining Building Site of 20,000-square-foot (RS-B-20)	Low Density Residential (0.4 - 0.9-acre minimum)	Shadowridge Community Church
South	Same as Project Site	Same as Project Site	Residential Development
East	Residential Agriculture, combining a Building Site of 2.3-acre minimum, and Planned Development 0.44 Dwelling Units per acre (RA-B-100 PD=0.44) and Residential Agriculture, combining a Building Site of 2.3-acre minimum (RA-B-100)	Same as Project Site	Residential Development
West	General Commercial, combining Use Permit, combining Design Scenic Corridor (C2-UP-Dc)	Commercial	Quarry Ponds Shopping Center

C. PREVIOUS ENVIRONMENTAL DOCUMENT:

The County has determined that an Initial Study shall be prepared in order to determine whether the potential exists for unmitigatable impacts resulting from the proposed project. Relevant analysis from the County-wide General Plan and Community Plan Certified EIRs, and other project-specific studies and reports that have been generated to date, were used as the database for the Initial Study. The decision to prepare the Initial Study utilizing the analysis contained in the General Plan and Specific Plan Certified EIRs, and project-specific analysis summarized herein, is sustained by Sections 15168 and 15183 of the CEQA Guidelines.

Section 15168 relating to Program EIRs indicates that where subsequent activities involve site-specific operations, the agency would use a written checklist or similar device to document the evaluation of the site and the activity, to determine whether the environmental effects of the operation were covered in the earlier Program EIR. A Program EIR is intended to provide the basis in an Initial Study for determining whether the later activity may have any significant effects. It will also be incorporated by reference to address regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole.

The following documents serve as Program-level EIRs from which incorporation by reference will occur:

- ➔ Placer County General Plan EIR
- ➔ Granite Bay Community Plan EIR

Section 15183 states that “projects which are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as may be necessary to examine whether there are project-specific significant effects which are peculiar to the project or site.” Thus, if an impact is not peculiar to the project or site, and it has been addressed as a significant effect in the prior EIR, or will be substantially mitigated by the imposition of uniformly applied development policies or standards, then additional environmental documentation need not be prepared for the project solely on the basis of that impact.

The above stated documents are available for review Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division Office, 565 West Lake Blvd., Tahoe City, CA 96145.

D. EVALUATION OF ENVIRONMENTAL IMPACTS:

The Initial Study checklist recommended by the State of California Environmental Quality Act (CEQA) Guidelines is used to determine potential impacts of the proposed project on the physical environment. The checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by the project (see CEQA Guidelines, Appendix G). Explanations to answers are provided in a discussion for each section of questions as follows:

- a) A brief explanation is required for all answers including “No Impact” answers.
- b) “Less Than Significant Impact” applies where the project’s impacts are insubstantial and do not require any mitigation to reduce impacts.
- c) “Less Than Significant with Mitigation Measures” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less than Significant Impact.” The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).
- d) “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- e) All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].
- f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:
 - ➔ **Earlier analyses used** – Identify earlier analyses and state where they are available for review.
 - ➔ **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - ➔ **Mitigation measures** – For effects that are checked as “Less Than Significant with Mitigation Measures,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- g) References to information sources for potential impacts (i.e. General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

I. AESTHETICS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect on a scenic vista? (PLN)				X
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway? (PLN)				X
3. Substantially degrade the existing visual character or quality of the site and its surroundings? (PLN)		X		
4. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (PLN)		X		

Discussion- Item I-1:

The proposed project will not have a substantial adverse effect on a scenic vista as it is not located on or near a scenic vista. There is no impact.

Discussion- Item I-2:

The proposed project will not substantially damage scenic resources within a state scenic highway as it is not located on or near a scenic highway. There is no impact.

Discussion- Items I-3,4:

The proposed project could negatively affect the visual character and quality of the site and its surroundings; however, the project will be subject to Appendix One of the Granite Bay Community Plan that is known as “Douglas Corridor – Design Elements and Landscape Goals”. Appendix One would establish the required design elements including landscaping, architectural features, and the overall design of the new commercial buildings.

The project would include lighting typical of a commercial development, which could result in the creation of a new source of substantial light or glare, which would adversely affect day or nighttime views in the area. Mitigation set forth in this document would reduce potential impacts resulting from the creation of a new source of substantial light or glare, which would adversely affect day or nighttime views in the area, to a less than significant level. Therefore, mitigation measures are required.

The buildings’ design on Parcel Two will be compatible with the four office buildings planned for Parcel One to have a cohesive, coordinated development. The approved Pondview office buildings feature stucco exteriors with stone veneer accents, an aluminum window system, and tile roofing. Elevations of buildings on Parcel Two facing the pond are likely to have more glass than planned for those not facing the pond however.

Details of the proposed new buildings on Parcel Two are determined during Design Review and will largely be tenant-driven. The draft site plan is intended to be conceptual in nature with an emphasis on: possible building location; relationships between existing or proposed adjacent buildings; the locations of open and public use spaces; landscaped areas; and, the general circulation patterns for all modes of transportation. Additional and/or revised Mitigation Measures are not required.

Mitigation Measures- Items I-3,4:

MM I.1 Concurrent with submittal of Improvement Plans, a detailed lighting and photometric plan shall be submitted to the Development Review Committee (DRC) for review and approval, which include the following:

1. The site lighting plan shall demonstrate compliance with the Granite Bay Community Plan and the Placer County Design Guidelines. The night lighting design shall be designed to minimize impacts to adjoining and nearby land uses. No lighting is permitted on top of structures.
2. Site lighting fixtures in parking lots shall be provided by the use of high pressure sodium (HPS), metal halide, or other as established by the DRC, mounted on poles not to exceed 14 feet in height. The metal pole color shall be such that the pole will blend into the landscape (i.e., black, bronze, or dark bronze). All

site lighting in parking lots shall be full cut-off design so that the light source is fully screened to minimize the impacts discussed above. Wall pack or other non-cut-off lighting shall not be used.

3. Building lighting shall be shielded and downward directed such that the bulb or ballast is not visible. Lighting fixture design shall complement the building colors and materials and shall be used to light entries, soffits, covered walkways and pedestrian areas such as plazas. Roof and wall pack lighting shall not be used. Lighting intensity shall be of a level that only highlights the adjacent building area and ground area and shall not impose glare on any pedestrian or vehicular traffic.
4. Landscape lighting may be used to visually accentuate and highlight ornamental shrubs and trees adjacent to buildings and in open spaces. Lighting intensity shall be of a level that only highlights shrubs and trees and shall not impose glare on any pedestrian or vehicular traffic.

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (PLN)				X
2. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)				X
3. Conflict with existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm Policy? (PLN)				X
4. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (PLN)				X
5. Involve other changes in the existing environment which, due to their location or nature, could result in the loss or conversion of Farmland (including livestock grazing) or forest land to non-agricultural or non-forest use? (PLN)				X

Discussion- All Items:

This is a project within an urbanized area of Granite Bay that is adjacent to a commercial development to the west, a church to the north, and low density residential developments to the east and south. The project site has not been historically used for agricultural purposes and is not designated as Prime, Unique, Statewide or Local Farmland as shown on maps pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. The property is not under a Williamson Act contract. Therefore, there is no impact associated with agricultural and forest resources.

III. AIR QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with or obstruct implementation of the applicable air quality plan? (PLN, Air Quality)			X	
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (PLN, Air Quality)		X		

3. Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (PLN, Air Quality)		X		
4. Expose sensitive receptors to substantial pollutant concentrations? (PLN, Air Quality)			X	
5. Create objectionable odors affecting a substantial number of people? (PLN, Air Quality)			X	

Discussion- Item III-1:

The project is located within the Sacramento Valley Air Basin (SVAB) portion of Placer County and is under the jurisdiction of the Placer County Air Pollution Control District (APCD). An air quality analysis was conducted by an environmental consulting firm (Dudek) in October of 2014, utilizing the California Emissions Estimator Model (CalEEMod). Although the SVAB is designated as nonattainment for federal and state ozone (O₃) standards, nonattainment for the federal particulate matter standard (PM_{2.5}) and state particulate matter standard (PM₁₀), the analysis indicated that the project will not contribute a significant impact to the Region given that the project related emissions are below the District's thresholds of significance. Therefore the project will not result in a significant obstruction to the Sacramento Regional Air Quality Plan. No mitigation measures are required.

Discussion- Items III-2,3:

As stated above, the SVAB is designated non-attainment for the federal and state ozone standards (ROG and NO_x), nonattainment for the federal particulate matter standard (PM_{2.5}) and non-attainment for the state particulate matter standard (PM₁₀).

According to the project description and CalEEMod analysis, the project will result in an increase in regional and local emissions from construction and operation of the project. However, these emissions will not exceed the APCD's threshold of significance of 82 pounds per day (lbs/day) of ROG, NO_x, or PM₁₀ for construction or operational activities. The project's related short-term construction air pollutant emissions will result primarily from site grading activities, diesel-powered construction equipment, trucks hauling building supplies, worker vehicle exhaust, and building painting activities. In order to reduce construction related air emissions, associated grading/improvement plans shall list the District's Rules and State Regulations. A Dust Control Plan shall be submitted to the Placer County Air Pollution Control District for approval prior to the commencement of earth disturbing activities demonstrating all proposed measures to reduce air pollutant emissions. With the implementation of the following mitigation measures, impacts related to construction activities will be reduced to a less than significant level.

Further, the project's long-term operational emissions would chiefly result from vehicle exhaust, utility usage, and water/wastewater usage. Although the project's operational emissions would not exceed the District's cumulative threshold of 10 lbs/day, the project will contribute incremental emissions of ROG, NO_x, and CO₂ to the cumulative impacts in Placer County. The implementation of the following mitigation measures would result in further reduction of the ROG, NO_x and CO₂ emissions and ensure the project's related cumulative impacts to be less than significant.

Mitigation Measures- Items III-2,3:**MM III.1**

1. Prior to approval of Grading or Improvement Plans, on project sites greater than one acre, the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. To download the form go to www.placer.ca.gov/apcd and click on Dust Control Requirements. If the APCD does not respond within twenty (20) days of the plan being accepted as complete, the plan shall be considered approved. The applicant shall provide written evidence, provided by APCD to the County, that the plan has been submitted to APCD. It is the responsibility of the applicant to deliver the approved plan to the County. The applicant shall not break ground prior to receiving APCD approval of the Construction Emission / Dust Control Plan, and delivering that approval to the County.
2. Include the following standard note on all building plans approved in association with this project: Stationary sources or processes (i.e. certain types of engines, boilers, heaters, etc.) associated with this project shall be required to obtain an Authority to Construct (ATC) permit from the APCD prior to the construction of these sources. In general, the following types of sources shall be required to obtain a permit: 1). Any engine greater

than 50 brake horsepower, 2). Any boiler that produces heat in excess of 1,000,000 Btu per hour, or 3) Any equipment or process which discharge 2 pounds per day or more of pollutants. All on-site stationary equipment requiring a permit shall be classified as "low emission" equipment and shall utilize low sulfur fuel. Developers / contactors should contact the APCD prior to construction for additional information.

Include the following standard notes on the Grading Plans or Improvement Plans:

3. The contractor shall use CARB ultra-low diesel fuel for all diesel-powered equipment.
4. In order to control dust, operational watering trucks shall be on site during construction hours. In addition, dry, mechanical sweeping is prohibited. Watering of a construction site shall be carried out in compliance with all pertinent APCD rules.
5. The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall "wet broom" the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt, mud or debris is carried over to adjacent public thoroughfares
6. The contractor shall apply water or use other method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.
7. During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less.
8. The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties.
9. In order to minimize wind driven dust during construction, the prime contractor shall apply methods such as surface stabilization, establishment of a vegetative cover, paving, (or use another method to control dust as approved by the individual jurisdiction).
10. The contractor shall suspend all grading operations when fugitive dust exceeds Placer County APCD Rule 228 (Fugitive Dust) limitations. The prime contractor shall be responsible for having an individual who is CARB-certified to perform Visible Emissions Evaluations (VEE). This individual shall evaluate compliance with Rule 228 on a weekly basis. It is to be noted that fugitive dust is not to exceed 40% opacity and not go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed Placer County APCD Rule 228 Fugitive Dust limitations. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD and the equipment must be repaired within 72 hours.
11. Construction equipment exhaust emissions shall not exceed Placer County APCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours.
12. A person shall not discharge into the atmosphere volatile organic compounds (VOC's) caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance, unless such manufacture or use complies with the provisions of Rule 217.
13. During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (i.e. gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.
14. During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.
15. During construction, no open burning of removed vegetation shall be allowed unless permitted by the PCAPCD. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site.
16. The prime contractor shall submit to the District a comprehensive inventory (e.g., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used in aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall contact the District prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman.
17. Prior to approval of Grading or Improvement Plans, whichever occurs first, the applicant shall provide a written calculation to the District for approval demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average of 20% of NOx and 45% of DPM reduction as compared to CARB statewide fleet average emissions. Acceptable options for reducing emissions may include use of late model engines, low emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available.

Discussion- Item III-4:

The project includes grading operations which would result in short-term diesel exhaust emissions from on-site heavy-duty equipment and would generate diesel particulate matter (DPM) emissions from the use of off-road

diesel equipment required for site grading. Additionally, DPM would result from occasional delivery equipment during the operations of the facility. Because of the dispersive properties of DPM and the temporary nature of the mobilized equipment use, short-term construction and operationally-generated Toxic Air Contaminant emissions would not expose sensitive receptors to substantial pollutant concentrations and therefore would have a less than significant effect. No mitigation measures are required.

Discussion- Item III-5:

The project would result in additional air pollutant emissions generated by diesel-powered construction equipment, and vehicle exhaust from traffic that could create odors. However, the long-term operational emissions (vehicle traffic) from this project alone will not exceed the District's significant thresholds. Therefore, potential impacts from odors will be less than significant. No mitigation measures are required.

IV. BIOLOGICAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Game, U.S. Fish & Wildlife Service or National Oceanic and Atmospheric Administration Fisheries? (PLN)		X		
2. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)		X		
3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)				X
4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community, including oak woodlands, identified in local or regional plans, policies or regulations, or by the California Department of Fish & Game, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers or National Oceanic and Atmospheric Administration Fisheries? (PLN)				X
5. Have a substantial adverse effect on federal or state protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means? (PLN)				X
6. Interfere substantially with the movement of any native resident or migratory wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nesting or breeding sites? (PLN)			X	
7. Conflict with any local policies or ordinances that protect biological resources, including oak woodland resources? (PLN)		X		
8. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)				X

Discussion- Items IV-1,2:

A Biological Resources Assessment was originally conducted by Gibson and Skordal, LLC on July 18, 2011 and was updated on January 7, 2014. The original assessment for the project site identified potential habitat for special-

status species and waters of the United States, including wetlands. This assessment, however, did not consider any physical development of the site; it only considered a proposed parcel map. The updated report is required to assess the development of the site with the two proposed craftsman loft buildings, the commercial event center and the associated parking.

According to the updated assessment the grassland habitat in the study area is potential foraging and nesting habitat for burrowing owls. Development of the site may impact nesting and foraging habitat; however, no burrowing owls or nesting sites/burrows were observed on the site during field investigations in July of 2011.

The grassland habitat and mature trees in the project site provide potential foraging and nesting habitat for the Swainson's hawk, other raptors, and migratory birds and development may impact the foraging and nesting habitat. However, the closest recorded nest site for a Swainson's hawk is approximately eight miles away and hawks were not observed in the area, nor were any active or inactive nests observed at the site. In addition, there was no other raptor or migratory bird nests observed in the project area. With the following mitigation measures, impacts are considered less than significant. **Mitigation Measure IV-1 has been updated to reflect best practices. This revised mitigation measure is equal to, or better than, the mitigation measure of the 2015 MND.:**

Mitigation Measures- Items IV-1,2:

~~MM IV.1 Prior to any grading or tree removal activities, during the raptor nesting season (March 1 – September 1), a focused survey for raptor nests shall be conducted by a qualified biologist. A report summarizing the survey shall be provided to Placer County and the California Department of Fish & Wildlife (CDFW) within 30 days of the completed survey. If an active raptor nest is identified appropriate mitigation measures shall be developed and implemented in consultation with CDFW. If construction is proposed to take place between March 1st and September 1st, no construction activity or tree removal shall occur within 500 feet of an active nest (or greater distance, as determined by the CDFW). Construction activities may only resume after a follow up survey has been conducted and a report prepared by a qualified raptor biologist indicating that the nest (or nests) is no longer active, and that no new nests have been identified. A follow up survey shall be conducted 2 months following the initial survey, if the initial survey occurs between March 1st and July 1st. Additional follow up surveys may be required by the DRC, based on the recommendations in the raptor study and/or as recommended by the CDFW. Temporary construction fencing and signage as described herein shall be installed at a minimum 500 foot radius around trees containing active nests. If all project construction occurs between September 1st and March 1st no raptor surveys will be required. Trees previously approved for removal by Placer County, which contain stick nests, may only be removed between September 1st and March 1st. A note which includes the wording of this condition of approval shall be placed on the Improvement Plans. Said plans shall also show all protective fencing for those trees identified for protection within the raptor report.~~

If construction activities take place during the typical bird breeding/nesting season (typically February 15 through September 1), pre-construction nesting bird surveys shall be conducted by a qualified biologist on the project site and within a 500-foot radius of proposed construction areas, where access is available, no more than three (3) days prior to the initiation of construction. If there is a break in construction activity of more than two (2) weeks or if there is a change in the level of disturbance on the site, then subsequent surveys shall be conducted. A report summarizing the survey shall be provided to the Development Review Committee and the California Department of Fish & Wildlife within 30 days of the completed survey and is valid for one construction season. If no nests are found, no further mitigation is required.

If active nests are identified in these areas, the County shall coordinate with California Department of Fish and Wildlife (CDFW) to develop measures to avoid disturbance of active nests prior to the initiation of any construction activities, or construction could be delayed until the young have fledged. Appropriate avoidance measures may include establishment of an appropriate buffer zone and monitoring of the nest by a qualified biologist until the young have fledged the nest and are independent of the site.

If a buffer zone is implemented, the size of the buffer zone shall be determined by a qualified biologist in coordination with California Department of Fish & Wildlife and shall be appropriate for the species of bird and nest location. Should construction activities cause a nesting bird to vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest, then the exclusionary buffer shall be increased such that activities are far enough from the nest to stop this agitated behavior. The exclusionary buffer will remain in place until the chicks have fledged or as otherwise determined by a qualified biologist.

Construction activities may only resume after a follow-up survey has been conducted and a report prepared by a qualified raptor biologist indicating that the nest (or nests) are no longer active, and that no new nests have been identified. A follow-up survey shall be conducted two months following the initial survey, if the initial survey occurs between February 15 and July 1. Additional follow-up surveys may be required by the Development Review Committee, based on the recommendations in the raptor study and/or as recommended by the California Department of Fish & Wildlife.

If all project construction occurs between September 2 and February 14, a survey is not required and no further studies are necessary.

MM IV.2 Thirty days prior to grading, a qualified biologist shall conduct pre-construction surveys of all potential habitat within 250 feet of the project area and record the presence of burrowing owls, signs of burrowing owls, and all burrows that are being actively used by burrowing owls. California Department of Fish and Wildlife (CDFW) survey protocol shall be used to conduct surveys. If pre-construction surveys do not identify any activity by burrowing owls, no further mitigation is proposed. If there are burrowing owls nesting on the project site or within 250 feet of the project site, the following mitigation measures are proposed: 1). No grading shall be allowed within 250 feet of an active burrow during the nesting season (February – August) until the young have fledged or approved by CDFW. For occupied burrows without active nesting, nesting burrows after the young have fledged, or work conducted outside the nesting season, passive relocation of the birds shall be performed. Passive relocation involves installing a one-way door at the burrow entrance and coordination with CDFW shall be conducted prior to installation. 2). All unoccupied burrows shall be collapsed after pre-construction surveys and prior to grading to prevent interim occupation by burrowing owls.

Discussion- Item IV-3:

An Arborist Report was prepared by Sierra Nevada Arborists on September 18, 2012. Project improvements at the site would require the removal of 28 trees that are protected under the Placer County Tree Ordinance (See Discussion item IV-7). These trees do not constitute “oak woodlands” as they do not account for at least ten percent or the canopy onsite or do they signify any significant stand of oak trees. As such, the proposed project will not result in the conversion of oak woodlands. Therefore, there is no impact.

Discussion- Item IV-4:

Project development will not occur within these areas as required by County Code and any future commercial development will be subject to setback requirements and Best Management Practices (BMPs). Therefore, there is no impact.

Discussion- Item IV-5:

According to a jurisdictional delineation by LSA Associates, the project site contains 0.25 acre of wetlands and 0.40 acre of non-wetland waters regulated by the Army Corps of Engineers under Section 404 of the Clean Water Act. Impacting these areas would require prior authorization from the Army Corps of Engineers, Regional Water Quality Control Board (Water Quality Certification), and the California Department of Fish and Wildlife (Streambed Alteration Agreement). The proposed project would not impact jurisdictional waters and as such, no mitigations measures are required.

Discussion- Item IV-6:

The project will not interfere with the movement of any known native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. No mitigation measures are required.

Discussion- Item IV-7:

A total of 28 protected trees are proposed to be removed and/or impacted as a result of the project improvements. With the following mitigation measure, impacts associated with the removal of the protected trees are considered less than significant:

Mitigation Measures- Item IV-7:

MM IV.3 Trees identified for removal, and/or trees with disturbance to their drip lines, shall be replaced with comparable species onsite, in an area to be reviewed and approved by the Design Review Committee, as follows: a) For each diameter inch of a tree removed, replacement shall be on an inch-for-inch basis. For example, if 100 diameter inches are proposed to be removed, the replacement trees would equal 100 diameter inches (aggregate). If replacement tree planting is required, the trees must be installed by the applicant and inspected and approved by the Design Review Committee, prior to the acceptance of improvements by the Engineering and Surveying Department. At its discretion,

the Design Review Committee, may establish an alternate deadline for installation of mitigation replacement trees if weather or other circumstances prevent the completion of this requirement; or b) In lieu of the tree planting mitigation for tree removal listed above, a contribution of \$100 per diameter inch at breast height for each tree removed or impacted or the current market value, as established by an Arborist, Forester or Registered Landscape Architect, of the replacement trees, including the cost of installation, shall be paid to the Placer County Tree Preservation Fund. If tree replacement mitigation fees are to be paid in the place of tree replacement mitigation planting, these fees must be paid prior to acceptance of improvements.

Discussion- Item IV-8:

The project site is not located in an area subject to a Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, there is no impact.

V. CULTURAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Substantially cause adverse change in the significance of a historical resource as defined in CEQA Guidelines, Section 15064.5? (PLN)			X	
2. Substantially cause adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)			X	
3. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (PLN)			X	
4. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)				X
5. Restrict existing religious or sacred uses within the potential impact area? (PLN)				X
6. Disturb any human remains, including those interred outside of formal cemeteries? (PLN)			X	

Discussion- Item V-1:

The updated Cultural Resources assessment (original report was in 2001) is dated July 6, 2011 and was prepared by Consulting Archaeologist Ric Windmiller. The original assessment conducted by Ric Windmiller indicated that the project site is not known to contain any object, building, structure, site, area, place, record or manuscript that meets the criteria for the listing on the California Register of Historical Resources (Pub. Res. Code, § 5024.1, Title 14 CCR, Section 4852). In addition, State and Federal inventories list no historic properties (buildings, structures, or objects) within the proposed subject property area. No mitigation measures are required.

Discussion- Items V-2,3,6:

The project site is not included in any known local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in the General Plan Background Report, Figure 8-4 "Concentrations of Historical Sites and Buildings". The project will not cause a substantial adverse change in the significance of a known unique archeological resource, directly or indirectly destroy any known unique paleontological resource, or site, or disturb any known human remains, including those that are located outside of a formal cemetery.

Although the project site is not included in any known local register of historical resources and impacts are not anticipated to occur based on factual research and reports prepared by the North Central Information Center (records search dated August 22, 2000) and the Native American Heritage Commission, construction of improvements required to vest the project could result in accidental discovery of previously unknown resources. The field survey was negative; the archaeologist (Ric Windmiller, Registered Professional Archaeologist) did not identify any historic or prehistoric archaeological resources. The paleontologist (Jere H. Lipps, PH.D.) also conducted a field survey of the project site and the results of the survey were negative. Therefore, the following standardized condition of approval will be placed on the project in accordance with General Plan policy in the event of accidental discovery of archaeological or paleontological resources, or human remains:

"If any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and an archaeologist shall be retained to evaluate the deposit. The Placer County Planning Department and Department of Museums must also be contacted for review of the archaeological find(s).

If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Department. A note to this effect will be provided on the Improvement Plans for the project.

Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements which provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site."

No mitigation measures are required.

Discussion- Item V-4:

The project does not have the potential to cause a physical change that will affect any known unique ethnic cultural values. Therefore, there is no impact.

Discussion- Item V-5:

No record exists of any known existing religious or sacred uses on the project site. Therefore, there is no impact.

VI. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD)			X	
2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)		X		
3. Result in substantial change in topography or ground surface relief features? (ESD)		X		
4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD)			X	
5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD)		X		
6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD)		X		
7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (PLN, ESD)			X	
8. Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? (ESD)			X	
9. Be located on expansive soils, as defined in Chapter 18 of the California Building Code, creating substantial risks to life or property? (ESD)			X	

Discussion- Items VI-1,4,9:

According to the United States Department of Agriculture (USDA) Soil Survey of Placer County and the United States Department of Agriculture ~ Natural Resources Conservation Service Web Soil Survey, the proposed project is located on several different soils classified as: Andregg coarse sandy loam, Cometa-Fiddymont complex, Rubble

land, and Xerorthents. The predominant soil at the site is Xerorthents. The limitations identified for the soil classifications are slope (moderate to severe), expansive soil (moderate), depth to hard bedrock (minor), large stones (severe), and ponding/flooding (severe). The soils survey does not identify any unique geologic or physical features for the existing soil types. No known unique geologic or physical features exist on the site that will be destroyed or modified. The site is not known to be located on a geological unit or soil that is unstable or that will become unstable as a result of the project. Construction of the proposed buildings and associated parking/roadway improvements will not create any unstable earth conditions or change any geologic substructure resulting in unstable earth. The project will be constructed in compliance with the California Building Code to address building related soil issues and will obtain grading permits as necessary to address grading issues. The project will not be constructed in any area where ponding or flooding will occur. Therefore, this impact is less than significant and no mitigation measures are required.

Discussion- Items VI-2,3:

To construct the improvements proposed, potentially significant disruption of soils on-site will occur, including excavation/compaction for the on-site buildings, roadway and parking area improvements, foundations, and various utilities. Approximately five acres will be disturbed by grading activities. The earthwork is proposed to include approximately 8,000 cubic yards and balance on site and not require any import or export of soil material. In addition, there are potentially significant impacts that may occur from the proposed changes to the existing topography. The project proposes maximum soil cuts or fills of up to approximately five feet and as shown on the preliminary grading plan. The soil on the site has the potential to contain large stones and the project may be required to use blasting techniques as part of the site disruption. The project's site specific impacts associated with soil disruptions and topography changes can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VI-2,3:

MM VI.1 The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Department (ESD) for review and approval. The plans shall show all physical improvements as required by the conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees and Placer County Fire Department improvement plan review and inspection fees with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction cost shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or Development Review Committee (DRC) review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD in both hard copy and electronic versions in a format to be approved by the ESD prior to acceptance by the County of site improvements.

Conceptual landscape plans submitted prior to project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety.

Prior to the County's final acceptance of the project's improvements, submit to the Engineering and Surveying Department two copies of the Record Drawings in digital format (on compact disc or other acceptable media) in accordance with the latest version of the Placer County Digital Plan and Map Standards along with two blackline hardcopies (black print on bond paper) and two PDF copies. The digital format is to allow integration with Placer County's Geographic Information System (GIS). The final approved blackline hardcopy Record Drawings will be the official document of record.

MM VI.2 The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Development Review Committee (DRC). All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports

a steeper slope and the Engineering and Surveying Department (ESD) concurs with said recommendation. Fill slopes shall not exceed 1.5:1 (horizontal: vertical)

The applicant shall revegetate all disturbed areas. Revegetation, undertaken from April 1 to October 1, shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Soil stockpiling or borrow areas, shall have proper erosion control measures applied for the duration of the construction as specified in the Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Department (ESD).

The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.

Discussion- Items VI-5,6:

The disruption of the soil discussed in Items 2 and 3 above increases the risk of erosion and creates a potential for contamination of storm runoff with disturbed sediment or other pollutants introduced through typical grading practices. In addition, this soil disruption has the potential to modify any existing on site drainageways by transporting erosion from the disturbed area into local drainageways. Discharge of concentrated runoff after construction could also contribute to these impacts in the long-term. Erosion potential and water quality impacts are always present and occur when soils are disturbed and protective vegetative cover is removed. It is primarily the shaping of building pads, grading for transportation systems and construction for utilities that are responsible for accelerating erosion and degrading water quality. The project would increase the potential for erosion impacts without appropriate mitigation measures. The project's site specific impacts associated with erosion can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VI-5,6:

MM VI.1, MM VI.2 and the following measures:

MM VI.3 The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Department (ESD) such as the Stormwater Quality Design Manual for the Sacramento and South Placer Regions).

Construction (temporary) BMPs for the project include, but are not limited to: Fiber Rolls (SE-5), Straw Bale Barrier (SE-9), Straw Wattles, Storm Drain Inlet Protection (SE-10), Velocity Dissipation Devices (EC-10), Hydroseeding (EC-4), Silt Fence (SE-1), Wind Erosion Control (WE-1), Stabilized Construction Entrance (TC-1), and revegetation techniques.

MM VI.4 Prior to Improvement Plan approval, the applicant shall obtain a State Regional Water Quality Control Board National Pollutant Discharge Elimination System (NPDES) construction stormwater quality permit and shall provide to the Engineering and Surveying Department evidence of a state-issued Waste Discharge Identification (WDID) number or filing of a Notice of Intent and fees.

MM VI.5 This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES) General Permit No.CAS000004, Order No. 2013-0001-DWQ), pursuant to the NPDES Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit.

The project shall implement permanent and operational source control measures as applicable. Source control measures shall be designed for pollutant generating activities or sources consistent with recommendations from the California Stormwater Quality Association (CASQA) Stormwater BMP Handbook for New Development and Redevelopment, or equivalent manual, and shall be shown on the Improvement Plans.

The project is also required to implement Low Impact Development (LID) standards designed to reduce runoff, treat stormwater, and provide baseline hydro modification management.

Discussion- Items VI-7,8:

The California Department of Mines and Geology classifies the project site as a low severity earthquake zone. The project site is considered to have low seismic risk with respect to faulting, ground shaking, seismically related ground failure and liquefaction. The site does not lie within an Alquist-Priolo special study zone for seismic impacts. The site is located in a relatively quiet seismic area when compared to other more active areas of California. The project site is considered to have low seismic risk with respect to faulting, ground shaking, seismically related ground failure and liquefaction. However, there is a potential for the site to be subjected to at least moderate earthquake shaking during the useful life of any future buildings. The project will be constructed in compliance with the California Building Code, which includes seismic standards. Therefore, these impacts are less than significant and no mitigation measures are required.

VII. GREENHOUSE GAS EMISSIONS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant and/or cumulative impact on the environment? (PLN, Air Quality)		X	X	
2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (PLN, Air Quality)		X	X	

Discussion- All Items:

Greenhouse gas (GHG) emissions of primary concern from land use projects include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). Construction related activities resulting in exhaust emissions may come from fuel combustion for heavy-duty diesel and gasoline-powered equipment, portable auxiliary equipment, material delivery trucks, and worker commuter trips. Operational GHG emissions would result from motor vehicle trips generated by the patrons, workers, as well as on-site fuel combustion for landscape maintenance equipment.

The **Approved** Project would result in grading, subsequent paving and the construction of approximately 31,162 square feet of new buildings, along with associated parking areas. The project would consist of approximately 23,552 square feet of space as “working lofts” and the other 7,500 square feet as an event center. The CalEEMod analysis included an analysis for Greenhouse Gases. ~~The analysis utilized a factor of 200 events per year, and 500 people maximum, per event for the analysis. Based upon these limitations, the air quality analysis demonstrates that~~ construction and operational related GHG emissions resulting from the project ~~did not~~ exceed APCD’s **De Minimis GHG accepted threshold** ~~Threshold~~ of 1,100 metric tons of CO₂ equivalent (MT CO₂e), and therefore would not substantially hinder the State’s ability to attain the goals identified in AB 32 and SB 32 ~~(i.e., reduction of statewide GHG emissions to 1990 levels by 2020; approximately a 30 percent reduction from projected 2020 emissions).~~ Thus, with the implementation of the mitigation measure included below, the construction and operation of the project would not generate substantial greenhouse gas emissions, either directly or indirectly, which may be considered to have a significant impact on the environment, nor conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

The Modified Project proposes up to 44,400 square feet of office space on the site. The Modified Project conforms to PCAPCD CEQA guidelines and operation and construction emissions are below applicable screening level thresholds established by the Sacramento Metropolitan Air Quality Management District (SMAQMD). SMAQMD also has significance thresholds for cumulative level impacts. Operating emissions for the Modified Project are below cumulative level significance thresholds. Therefore, the Modified Project

will not violate any air quality standard or contribute significantly to an existing or projected air quality violation and the impact is less-than-significant and no mitigation measures are necessary.

Mitigation Measures—Items VII-1,2:

~~MM VII.1 The event center shall be limited to a maximum of 200 events annually and 500 attendees per event.~~

VIII. HAZARDS & HAZARDOUS MATERIALS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous or acutely hazardous materials? (EHS)			X	
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EHS)			X	
3. Emit hazardous emissions, substances, or waste within one-quarter mile of an existing or proposed school? (PLN, Air Quality)			X	
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EHS)			X	
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (PLN)				X
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area? (PLN)				X
7. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (PLN)				X
8. Create any health hazard or potential health hazard? (EHS)			X	
9. Expose people to existing sources of potential health hazards? (EHS)				X

Discussion- Items VIII-1,2:

The use of hazardous substances during normal construction activities is expected to be limited in nature, and will be subject to standard handling and storage requirements. Accordingly, impacts related to the release of hazardous substances are considered less than significant. No mitigation measures are required.

Discussion- Item VIII-3:

There are no known existing or proposed schools within one-quarter mile of the proposed project. The closest known school is Eureka Union Elementary School, which is approximately 0.35 miles south of the proposed project. Therefore, there would be a less than significant impact, and no mitigation measures are required.

Discussion- Item VIII-4:

The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. A Phase 1 Environmental Site Assessment by A/C Industrial Services

Corporation dated April 11, 2005 did not reveal any evidence of recognized environmental conditions in connection with the property. No mitigation measures are required.

Discussion- Item VIII-5:

The project is not located within an airport land use plan or, where such a plan has been adopted, or within two miles of a public airport or public use airport. As such, the project would not result in a safety hazard for people residing or working in the project area. There is no impact.

Discussion- Item VIII-6:

The project is not within the vicinity of a private airstrip and as such, would not result in a safety hazard for people residing in the project area. Therefore, there is no impact.

Discussion- Item VIII-7:

Based on the project analysis, the project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires because there are no wildlands adjacent to residential parcels in the immediate developed area of Granite Bay. Therefore, there is no impact.

Discussion- Item VIII-8:

Mosquito breeding is not expected to significantly impact this project. Common problems associated with over watering of landscaping have the potential to breed mosquitoes. As a condition of this project, it is recommended that drip irrigation be used for landscaped areas and that the project adhere to the guidelines provided by the Placer Mosquito and Vector Control District in their letter to Powers Equity dated August 20, 2012. No mitigation measures are required.

Discussion- Item VIII-9:

The project will not expose people to existing sources of potential health hazards therefore there is no impact.

IX. HYDROLOGY & WATER QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Violate any federal, state or county potable water quality standards? (EHS)				X
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lessening of local groundwater supplies (i.e. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (EHS)				X
3. Substantially alter the existing drainage pattern of the site or area? (ESD)			X	
4. Increase the rate or amount of surface runoff? (ESD)		X		
5. Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD)		X		
6. Otherwise substantially degrade surface water quality?(ESD)		X		
7. Otherwise substantially degrade ground water quality? (EHS)			X	
8. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map? (ESD)		X		

9. Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD)		X		
10. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (ESD)		X		
11. Alter the direction or rate of flow of groundwater? (EHS)				X
12. Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? (EHS, ESD)		X		

Discussion- Item IX-1:

This project will not rely on groundwater wells as a potable water source. Potable water for this project will be treated water from San Juan Water District. Therefore, the project will not violate water quality standards with respect to potable water. Therefore, there is no impact.

Discussion- Item IX-2:

This project will not utilize groundwater, and is not located in an area where soils are conducive to groundwater recharge. Therefore, the project will not substantially deplete groundwater supplies or interfere with groundwater recharge. Therefore, there is no impact.

Discussion- Item IX-3:

A preliminary drainage report was prepared by the applicant's engineer. The pre development drainage from the site includes overland flows and flows within natural swales. The site runoff generally flows from the north to the south toward the existing pond and Strap Ravine located along the south property boundary. The site is located within the within the Strap Ravine sub watershed of the Dry Creek watershed as identified in the Dry Creek Watershed Flood Control Plan.

The project has analyzed a drainage system that will change the onsite drainage patterns due to the construction of the proposed project improvements. However, the change in direction from existing on site surface runoff is less than significant as the overall on site watershed runoff continues to be conveyed to the same existing discharge points as the pre development condition and ultimately into the same existing pond and watershed leaving the site. Therefore, this impact is less than significant and no mitigation measures are required.

Discussion- Item IX-4:

The proposed project has the potential to increase the stormwater runoff amount and volume. The potential for increases in stormwater runoff have the potential to result in downstream impacts. A preliminary drainage report was prepared for the project. The existing ten and 100 year peak flows from the site are identified as 3.9 and 7.9 cubic feet per second, respectively. The post project flows identified in the report indicated an increase in flows from pre development levels of 3.3 and 5.5 cubic feet per second for the ten and 100 year storm event, respectively. The project site is not located in an area identified in the Granite Bay Community Plan as recommended for local stormwater detention. Because the project is not recommended for local stormwater detention and the existing pond and Strap Ravine is immediately adjacent to the project site with an anticipated ten and 100 year flow of approximately 600 cfs and 1,000 cfs, no significant off site drainage impacts will occur.

The post development volume of runoff will be slightly higher due to the increase in proposed impervious surfaces; however, this is considered to be less than significant because drainage facilities are generally designed to handle the peak flow runoff.

The property proposed for development is within the Dry Creek Watershed Flood Control Plan area. Flooding along Dry Creek and its tributaries (this property is in the Strap Ravine watershed) is well documented. Cumulative downstream impacts were studied in the Dry Creek Watershed Flood Control Plan in order to plan for flood control projects and set flood control policies. Mitigation measures for development in this area include flood control development fees to fund regional detention basins to reduce flooding on major streams in the Dry Creek watershed. If fees are not collected on a project by project basis to fund regional detention facilities, these types of capital improvements may not be realized and flooding impacts to properties within the Dry Creek Watershed area will persist. Staff considers these cumulative flood control impacts to be potentially significant impacts.

A final drainage report will be prepared and submitted with the site improvement plans for County review and approval in order to monitor the preliminary report drainage calculations and results. The proposed project's impacts associated with increases in peak flow and volumetric runoff can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item IX-4:

MM VI.1, MM VI.2 and the following measures:

MM IX.1 The Improvement Plan submittal shall include a final drainage report in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the Engineering and Surveying Department for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. "Best Management Practice" measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable.

MM IX.2 This project is subject to the one-time payment of drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code.) The current estimated development fee is \$1,950 per gross parcel acreage, payable to the Engineering and Surveying Department prior to Building Permit issuance. The fees to be paid shall be based on the fee program in effect at the time that the application is deemed complete.

MM IX.3 This project is subject to payment of annual drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code). Prior to Building Permit issuance, the applicant shall cause the subject property to become a participant in the existing Dry Creek Watershed County Service Area for purposes of collecting these annual assessments. The current estimated annual fee is \$252 per gross parcel acreage.

Discussion- Items IX-5,6:

The construction of the proposed improvements has the potential to degrade water quality. Stormwater runoff naturally contains numerous constituents; however, urbanization and urban activities including development and redevelopment typically increase constituent concentrations to levels that potentially impact water quality. Pollutants associated with stormwater include (but are not limited to) sediment, nutrients, oils/greases, etc. The proposed urban type development has the potential to result in the generation of new dry-weather runoff containing said pollutants and also has the potential to increase the concentration and/or total load of said pollutants in wet weather stormwater runoff. The proposed project's impacts associated with water quality can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items IX-5,6:

MM VI.1, MM VI.2, MM VI.3, MM VI.4, MM VI.5, and MM IX.1 and the following measures:

MM IX.4 The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Department (ESD) such as the Stormwater Quality Design Manual for the Sacramento and South Placer Regions.

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Department (ESD). BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project include, but are not limited to: Water Quality Inlets (TC-50), Storm Drain Signage (SD-13), Sweeping and Vacuuming Pavement (SE-7), etc. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

All BMPs shall be maintained as required to insure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Contractual evidence of a monthly parking lot sweeping and vacuuming, and catch basin cleaning program shall be provided to the ESD upon request. Failure to do so will be grounds for discretionary permit revocation. Prior to Improvement Plan approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance.

MM IX.5 The Improvement Plans shall include the message details, placement, and locations showing that all storm drain inlets and catch basins within the project area shall be permanently marked/embossed with prohibitive language such as "No Dumping! Flows to Creek." or other language /graphical icons to discourage illegal dumping as approved by the Engineering and Surveying Department (ESD). ESD-approved signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, shall be posted at public access points along channels and creeks within the project area. The Property Owners and/or Property Owners' association are responsible for maintaining the legibility of stamped messages and signs.

MM IX.6 The Improvement Plans shall show that all stormwater runoff shall be diverted around trash storage areas to minimize contact with pollutants. Trash container areas shall be screened or walled to prevent off-site transport of trash by the forces of water or wind. Trash containers shall not be allowed to leak and must remain covered when not in use.

Discussion- Item IX-7:

The project could result in urban stormwater runoff. Standard Best Management Practices (BMPs) will be used and as such, the potential for this project to violate any water quality standards is considered to be less than significant. No mitigation measures are required.

Discussion- Items IX-8,9,10:

The project site is not located within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA). The ultimate project improvements are not proposed within a local 100-year flood hazard area and no flood flows will be redirected after construction of any improvements. However, there is an existing local 100-year floodplain on and adjacent to (south of) the proposed project site. The project site is not located within any levee or dam failure inundation area.

A final drainage report will be prepared and submitted with the site improvement plans for County review and approval in order to monitor the preliminary report drainage calculations and results and to identify the 100-year floodplain limits. The proposed project's impacts associated with impacts to the existing 100 year floodplain can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items IX-8,9,10:

MM VI.1, MM VI.2, and MM IX.1 and the following measures:

MM IX.7 On the Improvement Plans and Informational Sheet(s) filed with the Final Parcel Map, show the limits of the future, unmitigated, fully developed, 100-year flood plain (after grading) for the existing off site pond (Strap Ravine) immediately south of the project site and designate same as a building setback line unless greater setbacks are required by other conditions contained herein.

MM IX.8 On the Improvement Plans and Informational Sheet(s) filed with the Final Parcel Map; show that the finished building pad elevations shall be a minimum of two feet above the 100-year flood plain line (or finished floor -three feet above the 100-year floodplain line). The final pad elevation shall be certified by a California registered civil engineer or licensed land surveyor and submitted to the Engineering and Surveying Department. This certification shall be done prior to construction of the foundation or at the completion of final grading, whichever comes first. No building construction is allowed until the certification has been received by the Engineering and Surveying Department and approved by the floodplain manager. Benchmark elevation and location shall be shown on the Improvement Plans and Informational Sheet (s) to the satisfaction of Development Review Committee.

MM IX.9 In order to protect site resources, no grading activities of any kind may take place within the 100-year flood plain of the stream/drainage way nor within the watershed of the vernal pool(s), unless otherwise approved as a part of this project. All work shall conform to provisions of the County Flood Damage Prevention Regulations

(Section 15.52, Placer County Code). A standard note to this effect shall be included on the Improvement Plans. The location of the 100-year flood plain shall be shown on the Improvement Plans.

Discussion- Item IX-11:

The project will not alter the direction or rate of flow of groundwater as it does not propose the use of a groundwater source. Therefore, there is no impact.

Discussion- Item IX-12:

The proposed project is located within the Dry Creek watershed identified in the Granite Bay Community Plan. The proposed project's impacts associated with impacts to surface water quality within this watershed can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item IX-12:

MM VI.1, MM VI.2, MM VI.3, MM VI.4, MM VI.5, MM IX.1, MM IX.4, MM IX.5, and MM IX.6.

X. LAND USE & PLANNING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Physically divide an established community? (PLN)				X
2. Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies adopted for the purpose of avoiding or mitigating an environmental effect? (EHS, ESD, PLN)			X	
3. Conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects? (PLN)				X
4. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)			X	
5. Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? (PLN)				X
6. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (PLN)				X
7. Result in a substantial alteration of the present or planned land use of an area? (PLN)			X	
8. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN)				X

Discussion- Item X-1:

The project includes the construction of ~~two commercial craftsman loft buildings, a commercial event center, office buildings~~ and associated parking and circulation areas. The proposed project will not physically divide an established community as the project site is currently undeveloped and surrounded by commercial and residential uses. Therefore, there is no impact.

Discussion- Item X-2:

The proposed project includes the development of ~~three~~ commercial buildings on a parcel, which does not allow for the proposed office development (craftsman loft buildings) due to conflicting land use and zoning designations. The proposed project will conflict with the Granite Bay Community Plan designation of Rural Residential 2.3–4.6 acre minimum and the zoning designation of Residential Agriculture with a building site minimum of 2.3 acres and with a Planned Development Designation of 0.44 dwelling units per acre for parcel 048-142-036. The proposed project will

require the approval of a General Plan Amendment to change the land use designation from Rural Residential 2.3-4.6 acre minimum, to Commercial, and a Rezone to change the zoning designation from Residential Agriculture, with a building site minimum of 2.3 acres, with a Planned Development designation of 0.44 dwelling units per acre (RA-B-100, PD=0.44) to Office and Professional (OP).

In addition to being in conflict with the land use designation set forth in the Granite Bay Community Plan, the project also conflicts with section A(2) (c) of the "Design Standards – Guidelines" set forth in Appendix A of the Granite Bay Community Plan, which sets forth a 300 foot setback on "all parcels currently undeveloped, or created after the adoption of the Community Design Element and intended for residential use...". This guideline is intended to establish the 300 foot setback on all applicable parcels on the south side of Douglas Boulevard in order to provide a noise buffer and vegetated screen. Should a General Plan Amendment and Rezone be approved for this project, this guideline will no longer apply, as the parcel will no longer be intended for residential use. Because the depth of the property is less than 500 feet it would be problematic to meet the minimum setback of 300 feet, and because the property is void of any vegetation (within the northern portion) that could provide a noise buffer and screening, any proposed project would have a problem complying with this requirement regardless of the type of development proposed.

The conflicts between the proposed project and the land use and zoning designations and the design guidelines set forth in the Granite Bay Community Plan will not result in a significant environmental impact. No mitigation measures are required.

Discussion- Item X-3:

The project site is not located in an area subject to a Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, there is no impact.

Discussion- Item X-4:

The proposed project could result in the development of incompatible uses and/or the creation of land use conflicts because the project includes ~~two craftsman loft~~ office buildings, the current land use designation and zoning does not support the proposed project. The land use designation and zoning on Assessor's Parcel 048-142-036 allows for residential development. This parcel is adjacent to a commercial development to the west and is adjacent to a single-family residential land use to the east and south. Given the proximity of the proposed project to adjacent residential uses (east and south of the site), the project could create an incompatible use or land use conflicts. No mitigation measures are required.

Discussion- Item X-5:

The project site does not include any commercial agricultural use and does not include timber resources. The project proposes the development of a parcel which will not result in significant impacts to agricultural or timber resources. There is no impact.

Discussion- Item X-6:

The proposed project will not disrupt or divide the physical arrangement of an established community as it is surrounded by a mix of undeveloped land, commercial uses, and single family residential uses. There is no impact.

Discussion- Item X-7:

The project will result in the substantial alteration of the present or planned land use of a parcel; however, it will not result in the substantial alteration of the planned land use in the area. The project site is located in an area that allows for commercial uses adjacent to residential uses. This portion of the Douglas Boulevard corridor is currently developed with commercial uses to the west and across Douglas Boulevard to the north, as well as single-family residential uses to the east and south. The proposed project would require changing the land use and zoning designation on the 5.2-acre parcel to allow for commercial use rather than residential use. The overall effect of this will not result in the substantial alteration of the present or planned use in the area. No mitigation measures are required.

Discussion- Item X-8:

The proposed project includes the construction of ~~two commercial craftsman loft~~ office buildings and a commercial event center and will not cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration. Therefore, there is no impact.

XI. MINERAL RESOURCES – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. The loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (PLN)				X
2. The loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (PLN)				X

Discussion- All Items:

No valuable, locally important mineral resources have been identified by the Department of Conservation's "Mineral Land Classification of Placer County" (dated 1995) on the project site. Development of the project would not result in impacts to mineral resources. There is no impact.

XII. NOISE – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies? (PLN)		X	X	
2. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)		X	X	
3. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)			X	
4. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X
5. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X

Discussion- Items XII-1,2:

The Environmental Noise Assessment was conducted by Bollard Acoustical Consultants, Inc. and is dated August 20, 2013. This project proposes two, craftsman loft buildings, a commercial event center at the south end of the parcel, and associated parking. According to the assessment, the existing noise environment at the nearest potentially affected restaurant (Quarry Ponds) and residential land uses (Sheba Court) near the project site is defined primarily by vehicular traffic on Douglas Boulevard and natural sounds. Noise levels for amplified speaking, amplified music, and for guests engaged in conversation and/or cheering with raised voices were evaluated for the Commercial Event Center. Noise generated during the operation of the proposed Ponds Event Center is predicted to satisfy the Placer County daytime noise standards at the project property lines and the nearest existing single-family residences. In order to reduce noise impacts to less than significant, the following mitigation measures are required:

Mitigation Measures- Items XII-1,2:

~~MM XII.1 The following specific measures are required to minimize the propagation of noise levels generated during events at this facility to the maximum extent feasible: 1). All outdoor noise-generating activities that exceed the nighttime sound level standards as outlined in the Granite Bay Community Plan shall be completed by 10:00~~

~~P.M., including amplified speech and music; 2). Speakers used for the amplification of speech or music shall be oriented to the north and located as far as practical from the outdoor dining area of the adjacent restaurant; 3). Amplified speech or music played at the event center shall not exceed maximum sound levels of 85 dBA Lmax at a position 25 feet in front of the speakers, or average sound levels of 80 dB at that same distance. The management of the event center shall procure a sound level meter to ensure that these reference levels, and the county noise standards, are being satisfied during each event. 4). The audibility of amplified music and speech generated by the event center will vary at the nearest residences as atmospheric conditions change. Although audibility is not a threshold for a finding of significant noise impacts, facility representatives are encouraged to work with the neighbors to develop procedures for addressing noise-related concerns with the surrounding outdoor events held at the site.~~

With the event center eliminated, noise impacts from the project are considered less than significant and Mitigation Measure XII.1 is no longer required.

Discussion- Item XII-3:

The project may result in a moderate temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project resulting from construction of required project improvements that include ~~two craftsman loft office buildings, a commercial event center~~ and associated parking. This temporary increase due to limited, short term construction activities will be less than significant. Project related construction noise would need to comply with the Placer County Noise Ordinance. A condition of approval for the project will be recommended that limits construction hours so that early evening and early mornings, as well as all day Sunday, will be free of construction noise. No mitigation measures are required.

Discussion- Item XII-4:

The project is not located within an airport land use plan or within two miles of a public use airport. There is no impact.

Discussion- Item XII-5:

The project is not located in the vicinity of a private airstrip and therefore, there is no impact.

XIII. POPULATION & HOUSING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Induce substantial population growth in an area, either directly (i.e. by proposing new homes and businesses) or indirectly (i.e. through extension of roads or other infrastructure)? (PLN)				X
2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (PLN)				X

Discussion- Item XIII-1:

The project will not directly or indirectly result in substantial population growth in the area. There is no impact.

Discussion- Item XIII-2:

The project will not displace existing housing necessitating the construction of replacement housing elsewhere. There is no impact.

XIV. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Fire protection? (ESD, PLN)			X	
2. Sheriff protection? (ESD, PLN)			X	
3. Schools? (ESD, PLN)			X	
4. Maintenance of public facilities, including roads? (ESD, PLN)			X	
5. Other governmental services? (ESD, PLN)			X	

Discussion- Item XIV-1:

The project could result in a modest incremental increase in the need for fire protection services for the ~~two craftsman-loft buildings and commercial event-center~~ **buildings** that would be constructed. Any newly constructed commercial buildings will be required to comply with the California Building Code. Therefore, the project will not require the provision of new or physically altered fire protection facilities nor significantly impair service ratios, response times or other performance objectives. This would result in a less than significant impact to the provision of fire protection services. No mitigation measures are required.

Discussion- Item XIV-2:

The project could result in a modest incremental increase in the need for sheriff protection services. The addition of the new commercial buildings would result in a less than significant impact to the provision of sheriff protection services. No mitigation measures are required.

Discussion- Items XIV-3,4,5:

The project could result in a modest incremental increase in the need for schools, roads, parks, and other governmental services. This increase would not result in a substantial adverse physical impact from the provision of new or expanded facilities or services. Additionally, the provision of these services would be offset by existing fee programs regulated by ordinance (such as the countywide traffic fee program) that are integrated into the Commercial Building Permit process. No mitigation measures are required.

XV. RECREATION – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (PLN)			X	
2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (PLN)				X

Discussion- Item XV-1:

The project could result in a modest incremental increase in the use of and need for neighborhood and regional parks or other recreational facilities. This increase would not result in a substantial physical deterioration of these facilities. This would result in a less than significant impact to the provision of recreational facilities because provision of these services would be offset by collection of Park Preservation Fund fees regulated by county ordinance (Sections 15.34.010, 16.08.100 and/or 17.54.100.D). No mitigation measures are required.

Discussion- Item XV-2:

This project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. There is no impact.

XVI. TRANSPORTATION & TRAFFIC – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. An increase in traffic which may be substantial in relation to the existing and/or planned future year traffic load and capacity of the roadway system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (ESD)		X		
2. Exceeding, either individually or cumulatively, a level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic? (ESD)		X		
3. Increased impacts to vehicle safety due to roadway design features (i.e. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)		X		
4. Inadequate emergency access or access to nearby uses? (ESD)			X	
5. Insufficient parking capacity on-site or off-site? (ESD, PLN)		X		
6. Hazards or barriers for pedestrians or bicyclists? (ESD)			X	
7. Conflicts with adopted policies, plans, or programs supporting alternative transportation (i.e. bus turnouts, bicycle lanes, bicycle racks, public transit, pedestrian facilities, etc.) or otherwise decrease the performance or safety of such facilities? (ESD)				X
8. Change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (PLN)				X

Discussion- Items XVI-1,2:

The ~~proposed project~~**Approved Project** will result in the construction of an approximately 7,500 square foot event center and two office/professional buildings totaling approximately 23,662 square feet. A traffic impact analysis was prepared for the project.

The traffic study includes the existing plus project analysis and a cumulative analysis. The proposed project has the potential to generate approximately 1,628 weekday daily trips and approximately 404 trips during the PM peak hour.

The proposed project's traffic was superimposed onto existing background volumes. The following intersections were analyzed: Douglas Blvd./Berg Street; Douglas Blvd./Barton Road; Douglas Blvd./Quarry Pond access; and Douglas Blvd./Fellowship Church access.

Existing Plus Project: The addition of project traffic will increase the length of delays occurring at intersections. However, the addition of project traffic does not result in any analyzed intersection operating at a Level of Service that exceeds the minimum established by the Granite Bay Community Plan (LOS E) during the PM peak hour. The existing plus project Level of Service standards are not exceeded; therefore, the project impacts are less than significant.

Cumulative: The traffic study analyzed the weekday peak hour Levels of Service under the Year 2025 conditions with and without the proposed project. As the background traffic volume at the analyzed intersections increases in the future, the length of delays for motorists will increase. The Level of Service at the Douglas Blvd./Quarry Pond and Fellowship Church accesses remain at LOS A. The Level of Service at the Douglas Blvd./Berg Street intersection will drop to LOS D/E with and without the project. LOS D and E are within the LOS E minimum established by the Granite Bay Community Plan. Therefore, the impacts to these intersections are not significant.

The Douglas Blvd./Barton Road intersection is forecast to drop to a LOS F. LOS F exceeds the minimum requirements of the Granite Bay Community Plan. In this circumstance, the significance of the project's impact is based on the incremental increase in delay associated with the project. In this case, the average delay per vehicle is projected to increase by 3.6 seconds. The Placer County methodology of assessment accepts an increment of 4.0 seconds before making a finding of significance, the project's impact to this intersection is less than significant.

A "worst case" site development scenario was also evaluated for the rezone, although this concept is not proposed at this time. This site development scenario is based on 56,000 square feet of office professional development and has the potential to generate roughly twice the P.M. peak hour traffic as the proposed project. This scenario forecasts a LOS F at the Douglas Blvd./Barton Road intersection. The significance of this scenario's impact is based on the incremental increase in delay associated with the project. In this scenario, the average delay per vehicle is projected to increase by 8.3 seconds. The Placer County methodology of assessment accepts an increment of 4.0 seconds before making a finding of significance; therefore, this scenario's impacts to this intersection are significant and mitigation would be required. The mitigation in this scenario would be the payment of traffic impact fees for the construction of improvements identified in the Granite Bay Community Plan CIP. Upon construction of the identified improvements, the LOS would be reduced to LOS E, which would satisfy the minimum requirements of the Granite Bay Community Plan.

The Modified Project proposes up to 44,400 square feet of office space on the site which is less than the "worst case" site development scenario of 56,000 square feet of office space. Similar to the Approved Project, the Modified Project will not exceed, either individually or cumulatively, a level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic. The Modified Project generates fewer trips than analyzed in the Approved Project, and as there were no significant traffic impacts, as a result of the Approved Project, the proposed project will also not have significant traffic impacts.

As with the Approved Project, the Modified Project creates site-specific impacts on local transportation systems that are considered less than significant when analyzed against the existing baseline traffic conditions and roadway segment/intersection existing LOS; however, the cumulative effect of an increase in traffic has the potential to create significant impacts to the area's transportation system. Article 15.28.010 of the Placer County Code establishes a road network Capital Improvement Program (CIP). This project is subject to this code and, therefore, required to pay traffic impact fees to fund the CIP for area roadway improvements. The proposed project's impacts associated with increases in traffic can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items XVI-1,2:

MM XVI.1 Prior to issuance of any Building Permits, this project shall be subject to the payment of traffic impact fees that are in effect in this area (Granite Bay), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) shall be required and shall be paid to Placer County DPW:

- A) County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code
- B) South Placer Regional Transportation Authority (SPRTA)

The current total combined estimated fee is ~~\$468,373.221~~ **\$282,340.91**. The fees were calculated using the information supplied. If the use or the square footage changes, then the fees will change. The actual fees paid shall be those in effect at the time the payment occurs.

Discussion- Item XVI-3:

The traffic impact analysis analyzed the impacts on U-turn volumes, left turn lane storage, and the median design at the project encroachment onto Douglas Blvd. The analysis concluded that there are no significant impacts resulting in U-turn volumes. The left turn lane storage length meets the California Highway Design Manual guidelines. However, with the additional trips from the project accessing the existing left turn lane into the Fellowship Church for U-turn movements to travel westbound on Douglas Blvd., the existing turn lane and deceleration length is impacted. The location of the proposed project's driveway access encroachment onto Douglas Blvd. would allow left turns from the site onto Douglas Blvd. However, this left turn movement onto

Douglas Blvd. with a 55 mph design speed creates vehicle circulation safety impacts. The proposed project's impacts associated with vehicle safety can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item XVI-3:

MM XVI.2 The Improvement Plans shall show the construction of a raised median at the existing Fellowship Church access onto Douglas Blvd. that will prohibit left turn movements from the proposed project access onto Douglas Blvd. while maintaining inbound and outbound left turns movements from the Fellowship Church access as show on the Preliminary Frontage Improvement Plan submitted with the project. The design shall be to the satisfaction of the Department of Public Works and shall conform to any applicable criteria specified in the latest version of the Caltrans *Highway Design Manual* for a design speed of 55 miles per hour (mph), unless an alternative is approved by the Department of Public Works.

MM XVI.3 The Improvement Plans shall show the construction of an increase in existing turn lane pocket length for the existing turn lane accessing the Fellowship Church site along Douglas Blvd. as show on the Preliminary Frontage Improvement Plan submitted with the project. The design shall be to the satisfaction of the Department of Public Works and shall conform to any applicable criteria specified in the latest version of the Caltrans *Highway Design Manual* for a design speed of 55 miles per hour (mph), unless an alternative is approved by the Department of Public Works.

Discussion- Item XVI-4:

The servicing fire district has reviewed the proposed project and has not identified any significant impacts that would result in any physical change to the environment. Therefore, this impact is less than significant and no mitigation measures are required.

Discussion- Item XVI-5:

There is an existing parking easement agreement that is recorded on the subject parcel and identified in the Preliminary Title Report. The parking easement agreement is for the benefit of the Quarry Pond Shopping Center immediately to the west of the subject parcel and the agreement identifies the right of the Quarry Pond project to park on the northern 1/3 portion of the Pond Pavilion and Lofts project site.

A Commercial Event Center requires a parking ratio of one parking space for every 2.5 guests and one parking space for every permanent employees (based on 500 guests and four permanent employees a total of 204 parking spaces would be required). The parking requirements for the craftsman lofts based on the proposed uses would be 86 spaces. Therefore, the total parking spaces required would be 290. A total of 233 on-site parking spaces (181 parking spaces and 52 additional valet parking spaces) would be provided and in addition 57 off-site parking spaces (57 spaces – actual versus required) would need to be made available on an as needed basis depending upon the number of guests attending the Commercial Event Center. A mitigation measure ~~is~~**would be** required.

At one space per 300 square feet proposed for Parcel One (20,400 square feet approved), 68 parking spaces are required and 97 spaces are provided. With up to 24,000 square feet of offices planned on Parcel Two, up to 80 additional parking spaces would be required. The draft site plan identifies a total of 171 parking spaces being provided, which meets the parking requirements for this site. Mitigation Measure XVI.4 is no longer required.

Mitigation Measures- Item XVI-5:

~~MM XVI.4 Provide an off-site parking agreement in the amount of 57 spaces. The off-site parking agreement shall be in place prior to Improvement Plan approval and/or recordation of the Parcel Map for the Pond Pavilion and Lofts proposed development.~~

Discussion- Item XVI-6:

The Douglas Blvd. frontage improvements are proposed to include an approximate eight foot wide shoulder and an eight foot wide concrete sidewalk. The proposed project will be constructing site improvements that do not create any significant hazards or barriers for pedestrians or bicyclists. Therefore, this impact is less than significant and no mitigation measures are required.

Discussion- Item XVI-7:

The proposed project will not conflict with any existing policies or preclude anticipated future policies, plans, or programs supporting alternative transportation. Therefore, there is no impact.

Discussion- Item XVI-8:

The proposed project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. There is no impact.

XVII. UTILITIES & SERVICE SYSTEMS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (ESD)		X		
2. Require or result in the construction of new water or wastewater delivery, collection or treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (EHS, ESD)		X		
3. Require or result in the construction of new on-site sewage systems? (EHS)				X
4. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (ESD)			X	
5. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (EHS)			X	
6. Require sewer service that may not be available by the area's waste water treatment provider? (EHS, ESD)			X	
7. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs in compliance with all applicable laws? (EHS)				X

Discussion- Items XVII-1,2:

The proposed project is located within the Placer County Sewer Maintenance District 2 (SMD-2). The project proposes to connect to the existing sewer line within Douglas Blvd. The proposed project will contribute additional wastewater flows to the existing conveyance system. Placer County has identified existing downstream conveyance deficiencies that will be impacted by the additional wastewater flows generated by the proposed project. The project is tributary to the Dry Creek Wastewater Treatment Plant (WWTP). The project will increase wastewater flows to the treatment plant. However, the increase will not require any additional expansion of the treatment plant and is within the current capacity of the treatment plant. With the following mitigation measures, the impact of increased wastewater flows will be less than significant.

Mitigation Measures- Items XVII-1,2:

MM XVII.1 The applicant shall pay their fair share fee per EDU, prior to Improvement Plan approval, toward the cost of the future improvement project (including design and construction management along with actual construction costs) as identified in the RMC Technical Memorandum Trunk Sewer Hydraulic Analysis (TM 3b) dated April 14, 2006; updated January 24, 2008 and September 3, 2009 of the December 2009 South Placer Regional Wastewater and Recycled Water Systems Evaluation (Systems Evaluation). The Environmental Engineering Division will use this money to reduce surcharging within the trunk sewer by replacement, and/or rehabilitation of existing sewer infrastructure. The applicant is notified that the fair share fee per EDU to be approved by the Environmental Engineering Division will be contributed to the cost to construct the recommended improvement projects and such fee will be required prior to Improvement Plan approval.

Discussion- Item XVII-3:

The project will be served by public sewer, and will not require or result in the construction of new on-site sewage systems. Therefore, there is no impact.

Discussion- Item XVII-4:

The storm water will be collected in the proposed on site drainage facilities and conveyed via a storm drain system into the existing discharge point location and the existing pond and Strap Ravine along the southern boundary of the project site. This project proposes the construction of a storm drain system to Placer County standards. The construction of the drainage facilities will not cause significant environmental effects. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion- Items XVII-5,6:

The agencies charged with providing treated water, sewer services, and refuse disposal have indicated their requirements to serve the project. These requirements are routine in nature and do not represent significant impacts. The project will not result in the construction of new treatment facilities or create an expansion of an existing facility. Typical project conditions of approval require submission of "will-serve" letters from each agency. No mitigation measures are required.

Discussion- Item XVII-7:

The project will be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. Therefore, there is no impact.

E. MANDATORY FINDINGS OF SIGNIFICANCE:

Environmental Issue	Yes	No
1. Does the project have the potential to degrade the quality of the environment, substantially impact biological resources, or eliminate important examples of the major periods of California history or prehistory?		X
2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)		X
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		X

F. OTHER RESPONSIBLE AND TRUSTEE AGENCIES whose approval is required:


<input type="checkbox"/> California Department of Fish and Wildlife	<input type="checkbox"/> Local Agency Formation Commission (LAFCO)
<input type="checkbox"/> California Department of Forestry	<input type="checkbox"/> National Marine Fisheries Service
<input type="checkbox"/> California Department of Health Services	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> California Department of Toxic Substances	<input type="checkbox"/> U.S. Army Corp of Engineers
<input type="checkbox"/> California Department of Transportation	<input type="checkbox"/> U.S. Fish and Wildlife Service
<input type="checkbox"/> California Integrated Waste Management Board	<input type="checkbox"/> _____
<input checked="" type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/> _____

G. DETERMINATION – The Environmental Review Committee finds that:

Although the proposed project **COULD** have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because the mitigation measures described herein have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

H. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments consulted):

Planning Services Division, Roy Schaefer, Chairperson
 Planning Services Division, Air Quality, Lisa Carnahan
 Engineering and Surveying Division, Phil Frantz
 Environmental Engineering Division, Heather Knutson
 Department of Public Works, Transportation, Amber Conboy
 Environmental Health Services, Mohan Ganapathy
 Flood Control Districts, Andrew Darrow
 Facility Services, Parks, Andy Fisher

Signature  Date February 1, 2018
 Leigh Chavez, Environmental Coordinator

I. SUPPORTING INFORMATION SOURCES: The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available for public review, Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource

Agency, Environmental Coordination Services, 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division office, 775 North Lake Blvd., Tahoe City, CA 96145.

County Documents	<input checked="" type="checkbox"/> Air Pollution Control District Rules & Regulations	
	<input checked="" type="checkbox"/> Community Plan	
	<input checked="" type="checkbox"/> Environmental Review Ordinance	
	<input checked="" type="checkbox"/> General Plan	
	<input checked="" type="checkbox"/> Grading Ordinance	
	<input checked="" type="checkbox"/> Land Development Manual	
	<input checked="" type="checkbox"/> Land Division Ordinance	
	<input checked="" type="checkbox"/> Stormwater Management Manual	
	<input checked="" type="checkbox"/> Tree Ordinance	
Trustee Agency Documents	<input type="checkbox"/> Department of Toxic Substances Control	
	<input type="checkbox"/> _____	
Site-Specific Studies	Planning Services Division	<input checked="" type="checkbox"/> Biological Study
		<input checked="" type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input checked="" type="checkbox"/> Lighting & Photometric Plan
		<input checked="" type="checkbox"/> Paleontological Survey
		<input checked="" type="checkbox"/> Tree Survey & Arborist Report
		<input checked="" type="checkbox"/> Wetland Delineation
		<input checked="" type="checkbox"/> Acoustical Analysis
	Engineering & Surveying Division, Flood Control District	<input checked="" type="checkbox"/> Preliminary Title Report
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input type="checkbox"/> Preliminary Geotechnical Report
		<input checked="" type="checkbox"/> Preliminary Drainage Report
		<input checked="" type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input checked="" type="checkbox"/> Traffic Study
		<input type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input checked="" type="checkbox"/> Utility Plan
		<input checked="" type="checkbox"/> Tentative Map
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input checked="" type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
	Planning Services Division, Air Quality	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction Emission & Dust Control Plan
		<input type="checkbox"/> Health Risk Assessment
		<input checked="" type="checkbox"/> CalEEMod Model Output
	Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan
		<input type="checkbox"/> Traffic & Circulation Plan

ATTACHMENT 2

MITIGATION MONITORING PROGRAM

Addended Mitigated Negative Declaration – PGPA 20120354

Pond Pavillion & Lofts/Pondview Park

Section 21081.6 of the Public Resources Code requires all public agencies to establish monitoring or reporting procedures for mitigation measures adopted as a condition of project approval in order to mitigate or avoid significant effects on the environment. Monitoring of such mitigation measures may extend through project permitting, construction, and project operations, as necessary.

Said monitoring shall be accomplished by the county's standard mitigation monitoring program and/or a project specific mitigation reporting program as defined in Placer County Code Chapter 18.28, Mitigation Monitoring and Reporting Program.

Standard Mitigation Monitoring Program (pre-project implementation):

The following mitigation monitoring program (and following project specific reporting plan, when required) shall be utilized by Placer County to implement Public Resources Code Section 21081.6. Mitigation measures adopted for discretionary projects must be included as conditions of approval for that project. Compliance with conditions of approval is monitored by the county through a variety of permit processes as described below. The issuance of any of these permits or County actions which must be preceded by a verification that certain conditions of approval/mitigation measures have been met, shall serve as the required monitoring of those condition of approval/mitigation measures. These actions include design review approval, improvement plan approval, improvement construction inspection, encroachment permit, recordation of a final map, acceptance of subdivision improvements as complete, building permit approval, and/or certification of occupancy.

The following mitigation measures, identified in the **Addended** Mitigated Negative Declaration, have been adopted as conditions of approval on the project's discretionary permit and will be monitored according to the above Standard Mitigation Monitoring Program verification process:

Mitigation Measure #'s:

MM 1.1, MM 111.1. MM IV.1. MM IV.2. MM IV.3. MM VI.1. MMVI.2. MM VI.3, MM VI.4. MM VI.5, ~~MM VII.1~~, MM IX.1, MM IX.2. MM IX.3. MM IX.4. MMIX.5. MM IX.6, MM IX.7. MM IX.8, MM IX.9. MM IX.12. ~~MM XII.1~~. MM XVI.1. MM XVI.2, MM VI.3. ~~MM XVI.4~~. & MMXVII.1.

Project-Specific Reporting Plan (post-project implementation):

The reporting plan component is intended to provide for on-going monitoring after project construction to ensure mitigation measures shall remain effective for a designated period of time. Said reporting plans shall contain all components identified in Chapter 18.28.050 of the County Code, Environmental Review Ordinance – "Contents of Project-Specific Reporting Plan."

~~The following reporting plan has been adopted for this project and is included as conditions of approval on the discretionary permit.~~

ATTACHMENT 3



COUNTY OF PLACER Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

ENVIRONMENTAL COORDINATION SERVICES

Crystal Jacobsen, Coordinator

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

The project listed below was reviewed for environmental impact by the Placer County Environmental Review Committee and was determined to have no significant effect upon the environment. A proposed Mitigated Negative Declaration has been prepared for this project and has been filed with the County Clerk's office.

PROJECT: Pond Pavilion & Lofts (PGPA 20120354)

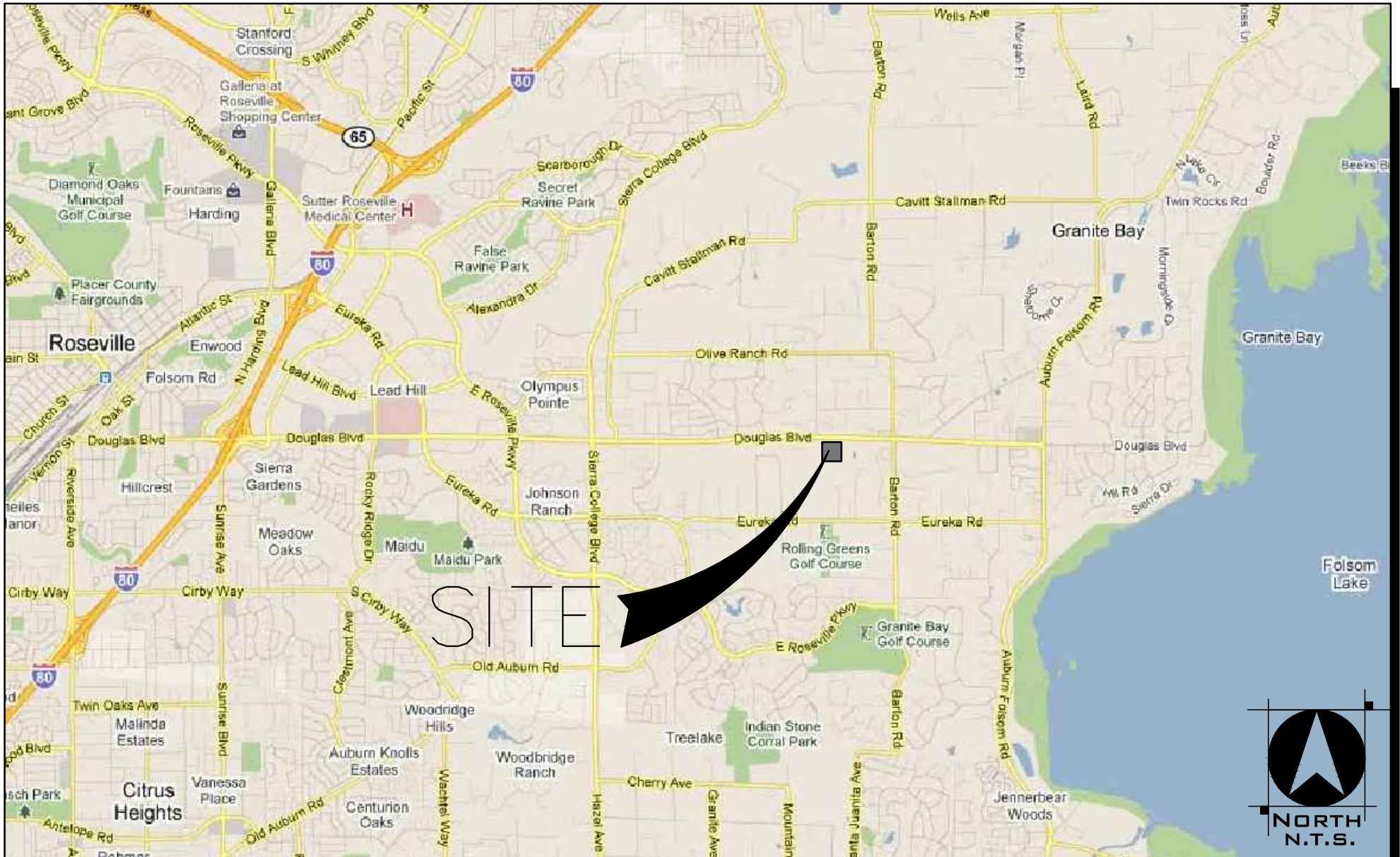
PROJECT DESCRIPTION: The project proposes the approval of a Rezone, Community Plan Amendment, Conditional Use Permit, Vesting Tentative Parcel Map, and Variances to develop a 5.2-acre parcel with a 7,500-square-foot event pavilion, two craftsman loft buildings totaling 23,662 square feet, and associated parking.

PROJECT LOCATION: 5630 Douglas Boulevard, on the south side of Douglas Boulevard immediately east of the Quarry Ponds Development, Granite Bay, Placer County

APPLICANT: Powers Equity Inc., 201 California Street, Suite 490, San Francisco, CA 94111

The comment period for this document closes on **February 6, 2015**. A copy of the Mitigated Negative Declaration is available for public review at the County's web site <http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvc/NegDec.aspx> Community Development Resource Agency public counter, and at the Granite Bay Public Library. For Tahoe area projects, please visit our Tahoe Office, 775 North Lake Blvd., in Tahoe City. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Decision Makers. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm, at 3091 County Center Drive, Auburn, CA 95603.

Published in Sacramento Bee, Thursday, January 8, 2015



SITE

VICINITY MAP



COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

**ENVIRONMENTAL
COORDINATION
SERVICES**

Crystal Jacobsen, Coordinator

MITIGATED NEGATIVE DECLARATION

In accordance with Placer County ordinances regarding implementation of the California Environmental Quality Act, Placer County has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment, and on the basis of that study hereby finds:

- ☐ The proposed project will not have a significant adverse effect on the environment; therefore, it does not require the preparation of an Environmental Impact Report and this **Negative Declaration** has been prepared.
- ☒ Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A **Mitigated Negative Declaration** has thus been prepared.

The environmental documents, which constitute the Initial Study and provide the basis and reasons for this determination are attached and/or referenced herein and are hereby made a part of this document.

PROJECT INFORMATION

Title: Pond Pavilion & Lofts	Project # PGPA 20120354
Description: The project proposes the approval of a Rezone, Community Plan Amendment, Conditional Use Permit, Vesting Tentative Parcel Map, and Variances to develop a 5.2-acre parcel with a 7,500-square-foot event pavilion, two craftsman loft buildings totaling 23,662 square feet, and associated parking.	
Location: 5630 Douglas Boulevard, on the south side of Douglas Boulevard immediately east of the Quarry Ponds Development, Granite Bay, Placer County	
Project Owner/Applicant: Powers Equity Inc., 201 California Street, Suite 490, San Francisco, CA 94111	
County Contact Person: Roy Schaefer	530-745-3061

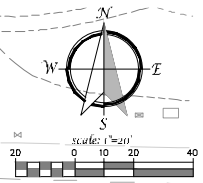
PUBLIC NOTICE

The comment period for this document closes on **February 6, 2015**. A copy of the Negative Declaration is available for public review at the County's web site (<http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvc/NegDec.aspx>), Community Development Resource Agency public counter, and at the Granite Bay Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Decision Makers. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, please visit our Tahoe Office, 775 North Lake Blvd., Tahoe City, CA 96146.

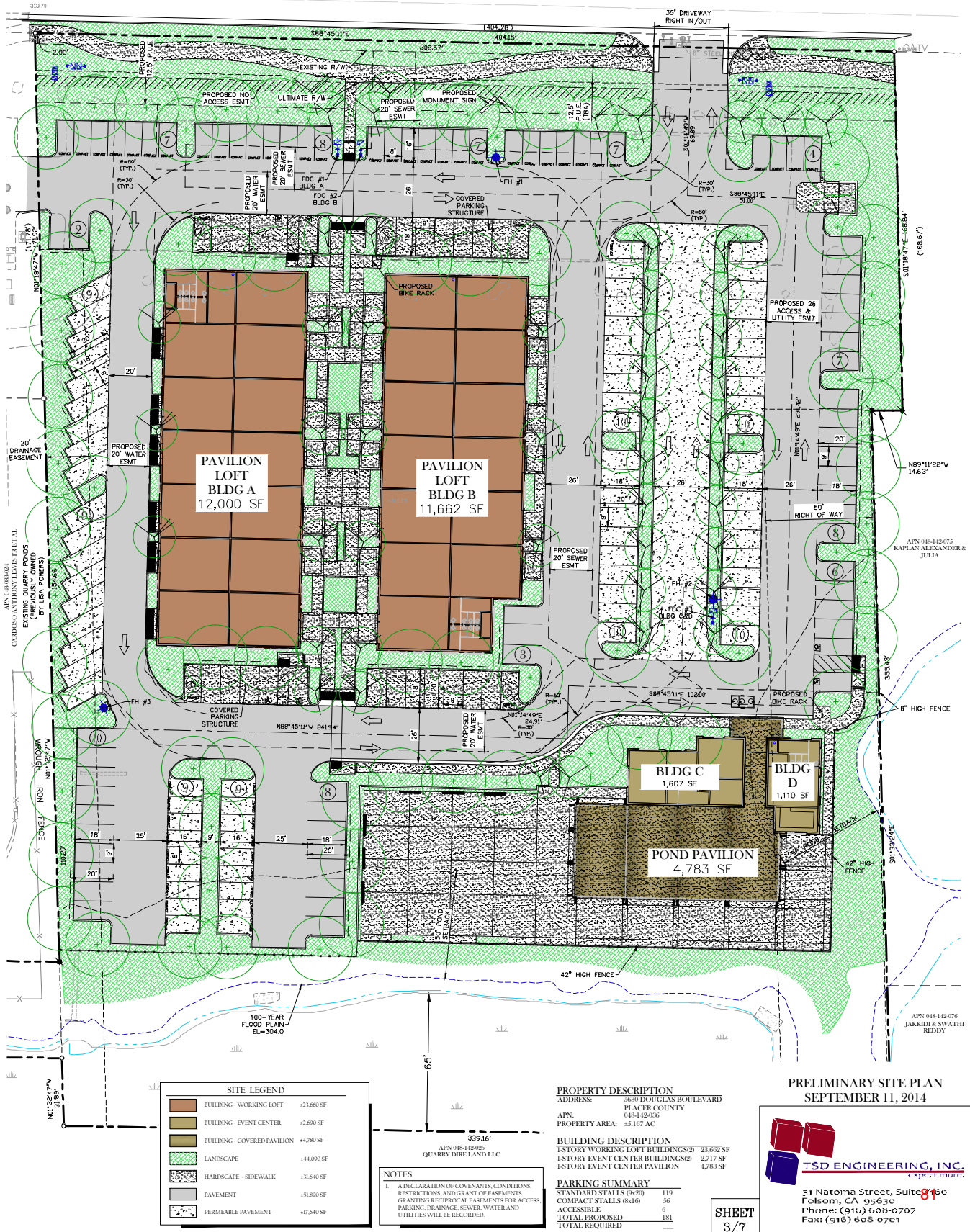
If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references. Refer to Section 18.32 of the Placer County Code for important information regarding the timely filing of appeals.

PRELIMINARY SITE PLAN POND PAVILION & LOFTS

5630 DOUGLAS BOULEVARD,
PLACER COUNTY, CA



DOUGLAS BLVD



SITE LEGEND	
[Brown Box]	BUILDING - WORKING LOFT +23,662 SF
[Yellow Box]	BUILDING - EVENT CENTER +2,690 SF
[Yellow Box]	BUILDING - COVERED PAVILION +4,780 SF
[Green Box]	LANDSCAPE +44,090 SF
[Hatched Box]	HARDSCAPE - SIDEWALK +31,640 SF
[Grey Box]	PAVEMENT +51,800 SF
[Dotted Box]	PERMEABLE PAVEMENT +27,640 SF

NOTES
1. A DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND GRANT OF EASEMENTS GRANTING RECIPROCAL EASEMENTS FOR ACCESS, PARKING, DRAINAGE, SEWER, WATER, AND UTILITIES WILL BE RECORDED.

PROPERTY DESCRIPTION
ADDRESS: 5630 DOUGLAS BOULEVARD
PLACER COUNTY
0814124036
APN: 0814124036
PROPERTY AREA: ±5.167 AC

BUILDING DESCRIPTION
1-STORY WORKING LOFT BUILDINGS(2) 23,662 SF
1-STORY EVENT CENTER BUILDINGS(2) 2,717 SF
1-STORY EVENT CENTER PAVILION 4,783 SF

PARKING SUMMARY
STANDARD STALLS (9x20) 119
COMPACT STALLS (8x10) 36
ACCESSIBLE 6
TOTAL PROPOSED 161
TOTAL REQUIRED 161

PRELIMINARY SITE PLAN
SEPTEMBER 11, 2014



31 Natoma Street, Suite 200
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

SHEET
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COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

Crystal Jacobsen, Coordinator

3091 County Center Drive, Suite 190 • Auburn • California 95603 • 530-745-3132 • fax 530-745-3080 • www.placer.ca.gov

INITIAL STUDY & CHECKLIST

This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the following described project application. The document may rely on previous environmental documents (see Section C) and site-specific studies (see Section I) prepared to address in detail the effects or impacts associated with the project.

This document has been prepared to satisfy the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.) CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

The Initial Study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an EIR, use a previously-prepared EIR and supplement that EIR, or prepare a Subsequent EIR to analyze the project at hand. If the agency finds no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, a Negative Declaration shall be prepared. If in the course of analysis, the agency recognizes that the project may have a significant impact on the environment, but that by incorporating specific mitigation measures the impact will be reduced to a less than significant effect, a Mitigated Negative Declaration shall be prepared.

Project Title: Pond Pavilion & Lofts	Plus# PGPA 20120354
Entitlement(s): Community Plan Amendment, Rezone, Conditional Use Permit, Vesting Tentative Parcel Map, and Variances	
Site Area: 5.2 acres	APN: 048-142-036-000
Location: 5630 Douglas Boulevard, on the south side of Douglas Boulevard immediately east of the Quarry Ponds Town Center, Granite Bay, Placer County	

A. BACKGROUND:

Project Description:

The applicant is requesting approval of the Pond Pavilion and Lofts proposal to rezone and develop a 5.2-acre parcel with a 7,500-square-foot event pavilion (2,717 square feet of indoor administration and catering kitchen space, and 4,783 square feet of interior event space). This proposal also includes two craftsman loft buildings totaling 23,662 square feet (Building A totals 12,000 square feet and Building B totals 11,662 square feet). The craftsman lofts would accommodate uses permitted within the Office and Professional zone district (i.e. Offices, medical services, personal services, mail order and vending, restaurants, etc.). The commercial event center (inside and outside areas) would accommodate up to a maximum of 500 people for various events (i.e. meetings, parties, weddings, receptions, dances, etc.) and would be utilized in a manner that is consistent with the commercial event center definition in the Placer County Zoning Ordinance.

The commercial event pavilion would operate within the following timeframes: Outside – Weekends Only 9:00 AM – 10:30 PM; Inside – Weekends Only 9:00 AM – 11:00 PM; Outside – Weekdays 9:00 AM – 9:30 PM; Inside – Weekdays 9:00 AM – 10:00 PM. Events would be catered by outside sourced catering services. The number of catering staff would vary with the size and scope of the event. Catering staff would only be on site during events and with a set-up and tear down time on either end of the event. Business hours for the craftsman lofts would be

from 6:00 AM – 9:00 PM on a daily basis and enforcement would be governed by the tenant lease agreement. A Commercial Event Center requires a parking ratio of one parking space for every 2.5 guests and one parking space for every permanent employees (based on 500 guests and four permanent employees a total of 204 parking spaces would be required). The parking requirements for the craftsman lofts based on the proposed uses would be 86 spaces. Therefore, the total parking spaces required would be 290. A total of 233 on-site parking spaces (181 parking spaces and 52 additional valet parking spaces) would be provided and in addition 57 off-site parking spaces would need to be made available on an as-needed basis depending upon the number of guests attending the Commercial Event Center.

Project Entitlements

The proposed project will require approval of a Community Plan Amendment, Rezone, Conditional Use Permit, Tentative Parcel Map, and Variances by the Placer County Board of Supervisors and the Placer County Planning Commission.

The General Plan/Community Plan amendment is to change the Zone District category from Residential to Commercial District and specifically include a Rezone from Residential Agriculture, combining a Building Site of 2.3-acre minimum, and Planned Development 0.44 Dwelling Units per acre (RA-B-100 PD=0.44) to Office and Professional District (OP). The Conditional Use Permit is to allow for a Commercial Event Center (Pond Pavilion) to be developed and operate on the project site. A Minor Land Division is proposed to create a Tentative Parcel Map with Parcel 1 (2.495 acres gross / 2.354 acres net) and Parcel 2 (2.671 acres gross / 2.626 acres net). Other entitlements include a Variance request for a reduced pond setback (50 foot from the high water mark) for Building D, the Pond Pavilion building and exterior open area, and for the southwest corner of the parking lot. A Variance is requested to the on-site parking standards to allow for 52 on-site valet parking spaces and 57 off-site parking on a nearby parking lot that can be utilized by this project. Also, a Variance is requested for a multi-tenant monument sign at the entry to the site.

Project Site (Background/Existing Setting):

The 5.2-acre undeveloped parcel is bound by Douglas Boulevard and existing development to the north, and an existing abandoned quarry pond to the south. The quarry pond is a remnant of historic placer mining in Strap Ravine. Portions of the property have been disturbed by grading activities associated with construction on the adjacent property (Quarry Ponds); these disturbed areas support mostly ruderal vegetation. The perimeter of the property is mostly undisturbed. Two small drainages flow north to south through the property and outlet in to the quarry pond. These drainages support a moderate riparian canopy consisting of mostly native species such as Fremont cottonwood, arroyo, and narrow-leaved willow.

The project site has a large flattened, graveled area where large trucks and heavy equipment were parked (with the exception of a small strip of land adjacent to Douglas Boulevard as well as a narrow strip along the pond) prior to the development of the Quarry Ponds shopping center to the west. Subsequent to the Quarry Ponds development a paved parking lot was constructed within the northern end of the project site. The project site is zoned Residential Agriculture (RA-B-100 PD=0.44), combining a minimum building site of 2.3 acres and combining Planned Development 0.44 dwelling units per acre. The site is designated Rural Residential 2.3 to 4.6 acre minimum parcel size in the Granite Bay Community Plan. The property is located on the south side of Douglas Boulevard immediately east of the Quarry Ponds Town Center. The property address is 5630 Douglas Boulevard, Granite Bay.

B. ENVIRONMENTAL SETTING:

Location	Zoning	Granite Bay Community Plan Designations	Existing Conditions and Improvements
Site	Residential Agriculture, combining a Building Site of 2.3-acre minimum, and Planned Development 0.44 Dwelling Units per acre (RA-B-100 PD=0.44)	Rural Residential (2.3 – 4.6-acre minimum)	Parking lot at north end of the parcel, undeveloped in the remaining areas of the parcel
North	Residential Single-Family, combining Building Site of 20,000-square-foot (RS-B-20)	Low Density Residential (0.4 - 0.9-acre minimum)	Shadowridge Community Church
South	Same as Project Site	Same as Project Site	Residential Development
East	Residential Agriculture, combining a Building Site of 2.3-acre minimum,	Same as Project Site	Residential Development

	and Planned Development 0.44 Dwelling Units per acre (RA-B-100 PD=0.44) and Residential Agriculture, combining a Building Site of 2.3-acre minimum (RA-B-100)		
West	General Commercial, combining Use Permit, combining Design Scenic Corridor (C2-UP-Dc)	Commercial	Quarry Ponds Shopping Center

C. PREVIOUS ENVIRONMENTAL DOCUMENT:

The County has determined that an Initial Study shall be prepared in order to determine whether the potential exists for unmitigatable impacts resulting from the proposed project. Relevant analysis from the County-wide General Plan and Community Plan Certified EIRs, and other project-specific studies and reports that have been generated to date, were used as the database for the Initial Study. The decision to prepare the Initial Study utilizing the analysis contained in the General Plan and Specific Plan Certified EIRs, and project-specific analysis summarized herein, is sustained by Sections 15168 and 15183 of the CEQA Guidelines.

Section 15168 relating to Program EIRs indicates that where subsequent activities involve site-specific operations, the agency would use a written checklist or similar device to document the evaluation of the site and the activity, to determine whether the environmental effects of the operation were covered in the earlier Program EIR. A Program EIR is intended to provide the basis in an Initial Study for determining whether the later activity may have any significant effects. It will also be incorporated by reference to address regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole.

The following documents serve as Program-level EIRs from which incorporation by reference will occur:

- ➔ Placer County General Plan EIR
- ➔ Granite Bay Community Plan EIR

Section 15183 states that "projects which are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as may be necessary to examine whether there are project-specific significant effects which are peculiar to the project or site." Thus, if an impact is not peculiar to the project or site, and it has been addressed as a significant effect in the prior EIR, or will be substantially mitigated by the imposition of uniformly applied development policies or standards, then additional environmental documentation need not be prepared for the project solely on the basis of that impact.

The above stated documents are available for review Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division Office, 565 West Lake Blvd., Tahoe City, CA 96145.

D. EVALUATION OF ENVIRONMENTAL IMPACTS:

The Initial Study checklist recommended by the State of California Environmental Quality Act (CEQA) Guidelines is used to determine potential impacts of the proposed project on the physical environment. The checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by the project (see CEQA Guidelines, Appendix G). Explanations to answers are provided in a discussion for each section of questions as follows:

- a) A brief explanation is required for all answers including "No Impact" answers.
- b) "Less Than Significant Impact" applies where the project's impacts are insubstantial and do not require any mitigation to reduce impacts.
- c) "Less Than Significant with Mitigation Measures" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).
- d) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

- e) All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].
- f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:
 - ➔ **Earlier analyses used** – Identify earlier analyses and state where they are available for review.
 - ➔ **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - ➔ **Mitigation measures** – For effects that are checked as “Less Than Significant with Mitigation Measures,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- g) References to information sources for potential impacts (i.e. General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

I. AESTHETICS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect on a scenic vista? (PLN)				X
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway? (PLN)				X
3. Substantially degrade the existing visual character or quality of the site and its surroundings? (PLN)		X		
4. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (PLN)		X		

Discussion- Item I-1:

The proposed project will not have a substantial adverse effect on a scenic vista as it is not located on or near a scenic vista. There is no impact.

Discussion- Item I-2:

The proposed project will not substantially damage scenic resources within a state scenic highway as it is not located on or near a scenic highway. There is no impact.

Discussion- Items I-3,4:

The proposed project could negatively affect the visual character and quality of the site and its surroundings; however, the project will be subject to Appendix One of the Granite Bay Community Plan that is known as “Douglas Corridor – Design Elements and Landscape Goals”. Appendix One would establish the required design elements including landscaping, architectural features, and the overall design of the new commercial buildings.

The project would include lighting typical of a commercial development, which could result in the creation of a new source of substantial light or glare, which would adversely affect day or nighttime views in the area. Mitigation set forth in this document would reduce potential impacts resulting from the creation of a new source of substantial light or glare, which would adversely affect day or nighttime views in the area, to a less than significant level. Therefore, mitigation measures are required.

Mitigation Measures- Items I-3,4:

MM I.1 Concurrent with submittal of Improvement Plans, a detailed lighting and photometric plan shall be submitted to the Development Review Committee (DRC) for review and approval, which include the following:

1. The site lighting plan shall demonstrate compliance with the Granite Bay Community Plan and the Placer County Design Guidelines. The night lighting design shall be designed to minimize impacts to adjoining and nearby land uses. No lighting is permitted on top of structures.
2. Site lighting fixtures in parking lots shall be provided by the use of high pressure sodium (HPS), metal halide, or other as established by the DRC, mounted on poles not to exceed 14 feet in height. The metal pole color shall be such that the pole will blend into the landscape (i.e., black, bronze, or dark bronze). All site lighting in parking lots shall be full cut-off design so that the light source is fully screened to minimize the impacts discussed above. Wall pack or other non-cut-off lighting shall not be used.
3. Building lighting shall be shielded and downward directed such that the bulb or ballast is not visible. Lighting fixture design shall complement the building colors and materials and shall be used to light entries, soffits, covered walkways and pedestrian areas such as plazas. Roof and wall pack lighting shall not be used. Lighting intensity shall be of a level that only highlights the adjacent building area and ground area and shall not impose glare on any pedestrian or vehicular traffic.
4. Landscape lighting may be used to visually accentuate and highlight ornamental shrubs and trees adjacent to buildings and in open spaces. Lighting intensity shall be of a level that only highlights shrubs and trees and shall not impose glare on any pedestrian or vehicular traffic.

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (PLN)				X
2. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)				X
3. Conflict with existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm Policy? (PLN)				X
4. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (PLN)				X
5. Involve other changes in the existing environment which, due to their location or nature, could result in the loss or conversion of Farmland (including livestock grazing) or forest land to non-agricultural or non-forest use? (PLN)				X

Discussion- All Items:

This is a project within an urbanized area of Granite Bay that is adjacent to a commercial development to the west, a church to the north, and low density residential developments to the east and south. The project site has not been historically used for agricultural purposes and is not designated as Prime, Unique, Statewide or Local Farmland as shown on maps pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. The property is not under a Williamson Act contract. Therefore, there is no impact associated with agricultural and forest resources.

III. AIR QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with or obstruct implementation of the applicable air quality plan? (PLN, Air Quality)			X	
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (PLN, Air Quality)		X		
3. Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (PLN, Air Quality)		X		
4. Expose sensitive receptors to substantial pollutant concentrations? (PLN, Air Quality)			X	
5. Create objectionable odors affecting a substantial number of people? (PLN, Air Quality)			X	

Discussion- Item III-1:

The project is located within the Sacramento Valley Air Basin (SVAB) portion of Placer County and is under the jurisdiction of the Placer County Air Pollution Control District (APCD). An air quality analysis was conducted by an environmental consulting firm (Dudek) in October of 2014, utilizing the California Emissions Estimator Model (CalEEMod). Although the SVAB is designated as nonattainment for federal and state ozone (O₃) standards, nonattainment for the federal particulate matter standard (PM_{2.5}) and state particulate matter standard (PM₁₀), the analysis indicated that the project will not contribute a significant impact to the Region given that the project related emissions are below the District's thresholds of significance. Therefore the project will not result in a significant obstruction to the Sacramento Regional Air Quality Plan. No mitigation measures are required.

Discussion- Items III-2,3:

As stated above, the SVAB is designated non-attainment for the federal and state ozone standards (ROG and NO_x), nonattainment for the federal particulate matter standard (PM_{2.5}) and non-attainment for the state particulate matter standard (PM₁₀).

According to the project description and CalEEMod analysis, the project will result in an increase in regional and local emissions from construction and operation of the project. However, these emissions will not exceed the APCD's threshold of significance of 82 pounds per day (lbs/day) of ROG, NO_x, or PM₁₀ for construction or operational activities. The project's related short-term construction air pollutant emissions will result primarily from site grading activities, diesel-powered construction equipment, trucks hauling building supplies, worker vehicle exhaust, and building painting activities. In order to reduce construction related air emissions, associated grading/improvement plans shall list the District's Rules and State Regulations. A Dust Control Plan shall be submitted to the Placer County Air Pollution Control District for approval prior to the commencement of earth disturbing activities demonstrating all proposed measures to reduce air pollutant emissions. With the implementation of the following mitigation measures, impacts related to construction activities will be reduced to a less than significant level.

Further, the project's long-term operational emissions would chiefly result from vehicle exhaust, utility usage, and water/wastewater usage. Although the project's operational emissions would not exceed the District's cumulative threshold of 10 lbs/day, the project will contribute incremental emissions of ROG, NO_x, and CO₂ to the cumulative impacts in Placer County. The implementation of the following mitigation measures would result in further reduction of the ROG, NO_x and CO₂ emissions and ensure the project's related cumulative impacts to be less than significant.

Mitigation Measures- Items III-2,3:

MM III.1

1. Prior to approval of Grading or Improvement Plans, on project sites greater than one acre, the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. To download the form go to www.placer.ca.gov/apcd and click on Dust Control Requirements. If the APCD does not respond within twenty (20) days of the plan being accepted as complete, the plan shall be considered approved. The applicant shall provide written evidence, provided by APCD to the County, that the plan has been submitted to APCD. It is the responsibility of the applicant to deliver the approved plan to the County. The applicant shall not break ground prior to receiving APCD approval of the Construction Emission / Dust Control Plan, and delivering that approval to the County.
2. Include the following standard note on all building plans approved in association with this project: Stationary sources or processes (i.e. certain types of engines, boilers, heaters, etc.) associated with this project shall be required to obtain an Authority to Construct (ATC) permit from the APCD prior to the construction of these sources. In general, the following types of sources shall be required to obtain a permit: 1). Any engine greater than 50 brake horsepower, 2). Any boiler that produces heat in excess of 1,000,000 Btu per hour, or 3) Any equipment or process which discharge 2 pounds per day or more of pollutants. All on-site stationary equipment requiring a permit shall be classified as "low emission" equipment and shall utilize low sulfur fuel. Developers / contactors should contact the APCD prior to construction for additional information.

Include the following standard notes on the Grading Plans or Improvement Plans:

3. The contractor shall use CARB ultra-low diesel fuel for all diesel-powered equipment.
4. In order to control dust, operational watering trucks shall be on site during construction hours. In addition, dry, mechanical sweeping is prohibited. Watering of a construction site shall be carried out in compliance with all pertinent APCD rules.
5. The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and

- debris, and shall “wet broom” the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt, mud or debris is carried over to adjacent public thoroughfares
6. The contractor shall apply water or use other method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.
7. During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less.
8. The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties.
9. In order to minimize wind driven dust during construction, the prime contractor shall apply methods such as surface stabilization, establishment of a vegetative cover, paving, (or use another method to control dust as approved by the individual jurisdiction).
10. The contractor shall suspend all grading operations when fugitive dust exceeds Placer County APCD Rule 228 (Fugitive Dust) limitations. The prime contractor shall be responsible for having an individual who is CARB-certified to perform Visible Emissions Evaluations (VEE). This individual shall evaluate compliance with Rule 228 on a weekly basis. It is to be noted that fugitive dust is not to exceed 40% opacity and not go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed Placer County APCD Rule 228 Fugitive Dust limitations. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD and the equipment must be repaired within 72 hours.
11. Construction equipment exhaust emissions shall not exceed Placer County APCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours.
12. A person shall not discharge into the atmosphere volatile organic compounds (VOC's) caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance, unless such manufacture or use complies with the provisions of Rule 217.
13. During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (i.e. gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.
14. During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.
15. During construction, no open burning of removed vegetation shall be allowed unless permitted by the PCAPCD. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site.
16. The prime contractor shall submit to the District a comprehensive inventory (e.g., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used in aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall contact the District prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman.
17. Prior to approval of Grading or Improvement Plans, whichever occurs first, the applicant shall provide a written calculation to the District for approval demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average of 20% of NOx and 45% of DPM reduction as compared to CARB statewide fleet average emissions. Acceptable options for reducing emissions may include use of late model engines, low emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available.

Discussion- Item III-4:

The project includes grading operations which would result in short-term diesel exhaust emissions from on-site heavy-duty equipment and would generate diesel particulate matter (DPM) emissions from the use of off-road diesel equipment required for site grading. Additionally, DPM would result from occasional delivery equipment during the operations of the facility. Because of the dispersive properties of DPM and the temporary nature of the mobilized equipment use, short-term construction and operationally-generated Toxic Air Contaminant emissions would not expose sensitive receptors to substantial pollutant concentrations and therefore would have a less than significant effect. No mitigation measures are required.

Discussion- Item III-5:

The project would result in additional air pollutant emissions generated by diesel-powered construction equipment, and vehicle exhaust from traffic that could create odors. However, the long-term operational emissions (vehicle traffic) from this project alone will not exceed the District's significant thresholds. Therefore, potential impacts from odors will be less than significant. No mitigation measures are required.

IV. BIOLOGICAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Game, U.S. Fish & Wildlife Service or National Oceanic and Atmospheric Administration Fisheries? (PLN)		X		
2. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)		X		
3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)				X
4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community, including oak woodlands, identified in local or regional plans, policies or regulations, or by the California Department of Fish & Game, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers or National Oceanic and Atmospheric Administration Fisheries? (PLN)				X
5. Have a substantial adverse effect on federal or state protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means? (PLN)				X
6. Interfere substantially with the movement of any native resident or migratory wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nesting or breeding sites? (PLN)			X	
7. Conflict with any local policies or ordinances that protect biological resources, including oak woodland resources? (PLN)		X		
8. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)				X

Discussion- Items IV-1,2:

A Biological Resources Assessment was originally conducted by Gibson and Skordal, LLC on July 18, 2011 and was updated on January 7, 2014. The original assessment for the project site identified potential habitat for special-status species and waters of the United States, including wetlands. This assessment, however, did not consider any physical development of the site; it only considered a proposed parcel map. The updated report is required to assess the development of the site with the two proposed craftsman loft buildings, the commercial event center and the associated parking.

According to the updated assessment the grassland habitat in the study area is potential foraging and nesting habitat for burrowing owls. Development of the site may impact nesting and foraging habitat; however, no burrowing owls or nesting sites/burrows were observed on the site during field investigations in July of 2011.

The grassland habitat and mature trees in the project site provide potential foraging and nesting habitat for the Swainson's hawk, other raptors, and migratory birds and development may impact the foraging and nesting habitat. However, the closest recorded nest site for a Swainson's hawk is approximately eight miles away and hawks were

not observed in the area, nor were any active or inactive nests observed at the site. In addition, there was no other raptor or migratory bird nests observed in the project area. With the following mitigation measures, impacts are considered less than significant:

Mitigation Measures- Items IV-1,2:

MM IV.1 Prior to any grading or tree removal activities, during the raptor nesting season (March 1 - September 1), a focused survey for raptor nests shall be conducted by a qualified biologist. A report summarizing the survey shall be provided to Placer County and the California Department of Fish & Wildlife (CDFW) within 30 days of the completed survey. If an active raptor nest is identified appropriate mitigation measures shall be developed and implemented in consultation with CDFW. If construction is proposed to take place between March 1st and September 1st, no construction activity or tree removal shall occur within 500 feet of an active nest (or greater distance, as determined by the CDFW). Construction activities may only resume after a follow up survey has been conducted and a report prepared by a qualified raptor biologist indicating that the nest (or nests) is no longer active, and that no new nests have been identified. A follow up survey shall be conducted 2 months following the initial survey, if the initial survey occurs between March 1st and July 1st. Additional follow up surveys may be required by the DRC, based on the recommendations in the raptor study and/or as recommended by the CDFW. Temporary construction fencing and signage as described herein shall be installed at a minimum 500 foot radius around trees containing active nests. If all project construction occurs between September 1st and March 1st no raptor surveys will be required. Trees previously approved for removal by Placer County, which contain stick nests, may only be removed between September 1st and March 1st. A note which includes the wording of this condition of approval shall be placed on the Improvement Plans. Said plans shall also show all protective fencing for those trees identified for protection within the raptor report.

MM IV.2 Thirty days prior to grading, a qualified biologist shall conduct pre-construction surveys of all potential habitat within 250 feet of the project area and record the presence of burrowing owls, signs of burrowing owls, and all burrows that are being actively used by burrowing owls. California Department of Fish and Wildlife (CDFW) survey protocol shall be used to conduct surveys. If pre-construction surveys do not identify any activity by burrowing owls, no further mitigation is proposed. If there are burrowing owls nesting on the project site or within 250 feet of the project site, the following mitigation measures are proposed: 1). No grading shall be allowed within 250 feet of an active burrow during the nesting season (February – August) until the young have fledged or approved by CDFW. For occupied burrows without active nesting, nesting burrows after the young have fledged, or work conducted outside the nesting season, passive relocation of the birds shall be performed. Passive relocation involves installing a one-way door at the burrow entrance and coordination with CDFW shall be conducted prior to installation. 2). All unoccupied burrows shall be collapsed after pre-construction surveys and prior to grading to prevent interim occupation by burrowing owls.

Discussion- Item IV-3:

An Arborist Report was prepared by Sierra Nevada Arborists on September 18, 2012. Project improvements at the site would require the removal of 28 trees that are protected under the Placer County Tree Ordinance (See Discussion item IV-7). These trees do not constitute “oak woodlands” as they do not account for at least ten percent or the canopy onsite or do they signify any significant stand of oak trees. As such, the proposed project will not result in the conversion of oak woodlands. Therefore, there is no impact.

Discussion- Item IV-4:

Project development will not occur within these areas as required by County Code and any future commercial development will be subject to setback requirements and Best Management Practices (BMPs). Therefore, there is no impact.

Discussion- Item IV-5:

According to a jurisdictional delineation by LSA Associates, the project site contains 0.25 acre of wetlands and 0.40 acre of non-wetland waters regulated by the Army Corps of Engineers under Section 404 of the Clean Water Act. Impacting these areas would require prior authorization from the Army Corps of Engineers, Regional Water Quality Control Board (Water Quality Certification), and the California Department of Fish and Wildlife (Streambed Alteration Agreement). The proposed project would not impact jurisdictional waters and as such, no mitigations measures are required.

Discussion- Item IV-6:

The project will not interfere with the movement of any known native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. No mitigation measures are required.

Discussion- Item IV-7:

A total of 28 protected trees are proposed to be removed and/or impacted as a result of the project improvements. With the following mitigation measure, impacts associated with the removal of the protected trees are considered less than significant:

Mitigation Measures- Item IV-7:

MM IV.3 Trees identified for removal, and/or trees with disturbance to their drip lines, shall be replaced with comparable species onsite, in an area to be reviewed and approved by the Design Review Committee, as follows: a) For each diameter inch of a tree removed, replacement shall be on an inch-for-inch basis. For example, if 100 diameter inches are proposed to be removed, the replacement trees would equal 100 diameter inches (aggregate). If replacement tree planting is required, the trees must be installed by the applicant and inspected and approved by the Design Review Committee, prior to the acceptance of improvements by the Engineering and Surveying Department. At its discretion, the Design Review Committee, may establish an alternate deadline for installation of mitigation replacement trees if weather or other circumstances prevent the completion of this requirement; or b) In lieu of the tree planting mitigation for tree removal listed above, a contribution of \$100 per diameter inch at breast height for each tree removed or impacted or the current market value, as established by an Arborist, Forester or Registered Landscape Architect, of the replacement trees, including the cost of installation, shall be paid to the Placer County Tree Preservation Fund. If tree replacement mitigation fees are to be paid in the place of tree replacement mitigation planting, these fees must be paid prior to acceptance of improvements.

Discussion- Item IV-8:

The project site is not located in an area subject to a Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, there is no impact.

V. CULTURAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Substantially cause adverse change in the significance of a historical resource as defined in CEQA Guidelines, Section 15064.5? (PLN)			X	
2. Substantially cause adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)			X	
3. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (PLN)			X	
4. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)				X
5. Restrict existing religious or sacred uses within the potential impact area? (PLN)				X
6. Disturb any human remains, including those interred outside of formal cemeteries? (PLN)			X	

Discussion- Item V-1:

The updated Cultural Resources assessment (original report was in 2001) is dated July 6, 2011 and was prepared by Consulting Archaeologist Ric Windmiller. The original assessment conducted by Ric Windmiller indicated that the project site is not known to contain any object, building, structure, site, area, place, record or manuscript that meets the criteria for the listing on the California Register of Historical Resources (Pub. Res. Code, § 5024.1, Title 14 CCR, Section 4852). In addition, State and Federal inventories list no historic properties (buildings, structures, or objects) within the proposed subject property area. No mitigation measures are required.

Discussion- Items V-2,3,6:

The project site is not included in any known local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in the General Plan Background Report, Figure 8-4 "Concentrations of Historical Sites and Buildings". The project will not cause a substantial adverse change in the significance of a known unique archeological resource, directly or indirectly destroy any known unique paleontological resource, or site, or disturb any known human remains, including those that are located outside of a formal cemetery.

Although the project site is not included in any know local register of historical resources and impacts are not anticipated to occur based on factual research and reports prepared by the North Central Information Center (records search dated August 22, 2000) and the Native American Heritage Commission, construction of improvements required to vest the project could result in accidental discovery of previously unknown resources. The field survey was negative; the archaeologist (Ric Windmiller, Registered Professional Archaeologist) did not identify any historic or prehistoric archaeological resources. The paleontologist (Jere H. Lipps, PH.D.) also conducted a field survey of the project site and the results of the survey were negative. Therefore, the following standardized condition of approval will be placed on the project in accordance with General Plan policy in the event of accidental discovery of archaeological or paleontological resources, or human remains:

"If any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and an archaeologist shall be retained to evaluate the deposit. The Placer County Planning Department and Department of Museums must also be contacted for review of the archaeological find(s)."

If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Department. A note to this effect will be provided on the Improvement Plans for the project.

Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements which provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site."

No mitigation measures are required.

Discussion- Item V-4:

The project does not have the potential to cause a physical change that will affect any known unique ethnic cultural values. Therefore, there is no impact.

Discussion- Item V-5:

No record exists of any known existing religious or sacred uses on the project site. Therefore, there is no impact.

VI. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD)			X	
2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)		X		
3. Result in substantial change in topography or ground surface relief features? (ESD)		X		
4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD)			X	
5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD)		X		
6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or		X		

lake? (ESD)				
7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (PLN, ESD)			X	
8. Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? (ESD)			X	
9. Be located on expansive soils, as defined in Chapter 18 of the California Building Code, creating substantial risks to life or property? (ESD)			X	

Discussion- Items VI-1,4,9:

According to the United States Department of Agriculture (USDA) Soil Survey of Placer County and the United States Department of Agriculture ~ Natural Resources Conservation Service Web Soil Survey, the proposed project is located on several different soils classified as: Andregg coarse sandy loam, Cometa-Fiddymont complex, Rubble land, and Xerorthents. The predominant soil at the site is Xerorthents. The limitations identified for the soil classifications are slope (moderate to severe), expansive soil (moderate), depth to hard bedrock (minor), large stones (severe), and ponding/flooding (severe). The soils survey does not identify any unique geologic or physical features for the existing soil types. No known unique geologic or physical features exist on the site that will be destroyed or modified. The site is not known to be located on a geological unit or soil that is unstable or that will become unstable as a result of the project. Construction of the proposed buildings and associated parking/roadway improvements will not create any unstable earth conditions or change any geologic substructure resulting in unstable earth. The project will be constructed in compliance with the California Building Code to address building related soil issues and will obtain grading permits as necessary to address grading issues. The project will not be constructed in any area where ponding or flooding will occur. Therefore, this impact is less than significant and no mitigation measures are required.

Discussion- Items VI-2,3:

To construct the improvements proposed, potentially significant disruption of soils on-site will occur, including excavation/compaction for the on-site buildings, roadway and parking area improvements, foundations, and various utilities. Approximately five acres will be disturbed by grading activities. The earthwork is proposed to include approximately 8,000 cubic yards and balance on site and not require any import or export of soil material. In addition, there are potentially significant impacts that may occur from the proposed changes to the existing topography. The project proposes maximum soil cuts or fills of up to approximately five feet and as shown on the preliminary grading plan. The soil on the site has the potential to contain large stones and the project may be required to use blasting techniques as part of the site disruption. The project's site specific impacts associated with soil disruptions and topography changes can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VI-2,3:

MM VI.1 The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Department (ESD) for review and approval. The plans shall show all physical improvements as required by the conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees and Placer County Fire Department improvement plan review and inspection fees with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction cost shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or Development Review Committee (DRC) review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and

shall be submitted to the ESD in both hard copy and electronic versions in a format to be approved by the ESD prior to acceptance by the County of site improvements.

Conceptual landscape plans submitted prior to project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety.

Prior to the County's final acceptance of the project's improvements, submit to the Engineering and Surveying Department two copies of the Record Drawings in digital format (on compact disc or other acceptable media) in accordance with the latest version of the Placer County Digital Plan and Map Standards along with two blackline hardcopies (black print on bond paper) and two PDF copies. The digital format is to allow integration with Placer County's Geographic Information System (GIS). The final approved blackline hardcopy Record Drawings will be the official document of record.

MM VI.2 The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Development Review Committee (DRC). All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Department (ESD) concurs with said recommendation. Fill slopes shall not exceed 1.5:1 (horizontal: vertical)

The applicant shall revegetate all disturbed areas. Revegetation, undertaken from April 1 to October 1, shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Soil stockpiling or borrow areas, shall have proper erosion control measures applied for the duration of the construction as specified in the Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Department (ESD).

The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.

Discussion- Items VI-5,6:

The disruption of the soil discussed in Items 2 and 3 above increases the risk of erosion and creates a potential for contamination of storm runoff with disturbed sediment or other pollutants introduced through typical grading practices. In addition, this soil disruption has the potential to modify any existing on site drainageways by transporting erosion from the disturbed area into local drainageways. Discharge of concentrated runoff after construction could also contribute to these impacts in the long-term. Erosion potential and water quality impacts are always present and occur when soils are disturbed and protective vegetative cover is removed. It is primarily the shaping of building pads, grading for transportation systems and construction for utilities that are responsible for accelerating erosion and degrading water quality. The project would increase the potential for erosion impacts without appropriate mitigation measures. The project's site specific impacts associated with erosion can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VI-5,6:

MM VI.1, MM VI.2 and the following measures:

MM VI.3 The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best

Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Department (ESD) such as the Stormwater Quality Design Manual for the Sacramento and South Placer Regions).

Construction (temporary) BMPs for the project include, but are not limited to: Fiber Rolls (SE-5), Straw Bale Barrier (SE-9), Straw Wattles, Storm Drain Inlet Protection (SE-10), Velocity Dissipation Devices (EC-10), Hydroseeding (EC-4), Silt Fence (SE-1), Wind Erosion Control (WE-1), Stabilized Construction Entrance (TC-1), and revegetation techniques.

MM VI.4 Prior to Improvement Plan approval, the applicant shall obtain a State Regional Water Quality Control Board National Pollutant Discharge Elimination System (NPDES) construction stormwater quality permit and shall provide to the Engineering and Surveying Department evidence of a state-issued Waste Discharge Identification (WDID) number or filing of a Notice of Intent and fees.

MM VI.5 This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES) General Permit No.CAS000004, Order No. 2013-0001-DWQ), pursuant to the NPDES Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit.

The project shall implement permanent and operational source control measures as applicable. Source control measures shall be designed for pollutant generating activities or sources consistent with recommendations from the California Stormwater Quality Association (CASQA) Stormwater BMP Handbook for New Development and Redevelopment, or equivalent manual, and shall be shown on the Improvement Plans.

The project is also required to implement Low Impact Development (LID) standards designed to reduce runoff, treat stormwater, and provide baseline hydro modification management.

Discussion- Items VI-7,8:

The California Department of Mines and Geology classifies the project site as a low severity earthquake zone. The project site is considered to have low seismic risk with respect to faulting, ground shaking, seismically related ground failure and liquefaction. The site does not lie within an Alquist-Priolo special study zone for seismic impacts. The site is located in a relatively quiet seismic area when compared to other more active areas of California. The project site is considered to have low seismic risk with respect to faulting, ground shaking, seismically related ground failure and liquefaction. However, there is a potential for the site to be subjected to at least moderate earthquake shaking during the useful life of any future buildings. The project will be constructed in compliance with the California Building Code, which includes seismic standards. Therefore, these impacts are less than significant and no mitigation measures are required.

VII. GREENHOUSE GAS EMISSIONS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant and/or cumulative impact on the environment? (PLN, Air Quality)		X		
2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (PLN, Air Quality)		X		

Discussion- All Items:

Greenhouse gas (GHG) emissions of primary concern from land use projects include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). Construction related activities resulting in exhaust emissions may come from fuel combustion for heavy-duty diesel and gasoline-powered equipment, portable auxiliary equipment, material delivery trucks, and worker commuter trips. Operational GHG emissions would result from motor vehicle trips generated by the patrons, workers, as well as on-site fuel combustion for landscape maintenance equipment.

The project would result in grading, subsequent paving and the construction of approximately 31,162 square feet of new buildings, along with associated parking areas. The project would consist of approximately 23,552 square feet

of space as “working lofts” and the other 7,500 square feet as an event center. The CalEEMod analysis included an analysis for Greenhouse Gases. The analysis utilized a factor of 200 events per year, and 500 people maximum, per event for the analysis. Based upon these limitations, the construction and operational related GHG emissions resulting from the project did not exceed APCD’s accepted threshold of 1,100 metric tons of CO₂ equivalent (MT CO₂e), and therefore would not substantially hinder the State’s ability to attain the goals identified in AB 32 (i.e., reduction of statewide GHG emissions to 1990 levels by 2020; approximately a 30 percent reduction from projected 2020 emissions). Thus, with the implementation of the mitigation measure included below, the construction and operation of the project would not generate substantial greenhouse gas emissions, either directly or indirectly, which may be considered to have a significant impact on the environment, nor conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

Mitigation Measures- Items VII-1,2:

MM VII.1 The event center shall be limited to a maximum of 200 events annually and 500 attendees per event.

VIII. HAZARDS & HAZARDOUS MATERIALS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous or acutely hazardous materials? (EHS)			X	
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EHS)			X	
3. Emit hazardous emissions, substances, or waste within one-quarter mile of an existing or proposed school? (PLN, Air Quality)			X	
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EHS)			X	
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (PLN)				X
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area? (PLN)				X
7. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (PLN)				X
8. Create any health hazard or potential health hazard? (EHS)			X	
9. Expose people to existing sources of potential health hazards? (EHS)				X

Discussion- Items VIII-1,2:

The use of hazardous substances during normal construction activities is expected to be limited in nature, and will be subject to standard handling and storage requirements. Accordingly, impacts related to the release of hazardous substances are considered less than significant. No mitigation measures are required.

Discussion- Item VIII-3:

There are no known existing or proposed schools within one-quarter mile of the proposed project. The closest known school is Eureka Union Elementary School, which is approximately 0.35 miles south of the proposed project. Therefore, there would be a less than significant impact, and no mitigation measures are required.

Discussion- Item VIII-4:

The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. A Phase 1 Environmental Site Assessment by A/C Industrial Services Corporation dated April 11, 2005 did not reveal any evidence of recognized environmental conditions in connection with the property. No mitigation measures are required.

Discussion- Item VIII-5:

The project is not located within an airport land use plan or, where such a plan has been adopted, or within two miles of a public airport or public use airport. As such, the project would not result in a safety hazard for people residing or working in the project area. There is no impact.

Discussion- Item VIII-6:

The project is not within the vicinity of a private airstrip and as such, would not result in a safety hazard for people residing in the project area. Therefore, there is no impact.

Discussion- Item VIII-7:

Based on the project analysis, the project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires because there are no wildlands adjacent to residential parcels in the immediate developed area of Granite Bay. Therefore, there is no impact.

Discussion- Item VIII-8:

Mosquito breeding is not expected to significantly impact this project. Common problems associated with over watering of landscaping have the potential to breed mosquitoes. As a condition of this project, it is recommended that drip irrigation be used for landscaped areas and that the project adhere to the guidelines provided by the Placer Mosquito and Vector Control District in their letter to Powers Equity dated August 20, 2012. No mitigation measures are required.

Discussion- Item VIII-9:

The project will not expose people to existing sources of potential health hazards therefore there is no impact.

IX. HYDROLOGY & WATER QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Violate any federal, state or county potable water quality standards? (EHS)				X
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lessening of local groundwater supplies (i.e. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (EHS)				X
3. Substantially alter the existing drainage pattern of the site or area? (ESD)			X	
4. Increase the rate or amount of surface runoff? (ESD)		X		
5. Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD)		X		

6. Otherwise substantially degrade surface water quality?(ESD)		X		
7. Otherwise substantially degrade ground water quality? (EHS)			X	
8. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map? (ESD)		X		
9. Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD)		X		
10. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (ESD)		X		
11. Alter the direction or rate of flow of groundwater? (EHS)				X
12. Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? (EHS, ESD)		X		

Discussion- Item IX-1:

This project will not rely on groundwater wells as a potable water source. Potable water for this project will be treated water from San Juan Water District. Therefore, the project will not violate water quality standards with respect to potable water. Therefore, there is no impact.

Discussion- Item IX-2:

This project will not utilize groundwater, and is not located in an area where soils are conducive to groundwater recharge. Therefore, the project will not substantially deplete groundwater supplies or interfere with groundwater recharge. Therefore, there is no impact.

Discussion- Item IX-3:

A preliminary drainage report was prepared by the applicant's engineer. The pre development drainage from the site includes overland flows and flows within natural swales. The site runoff generally flows from the north to the south toward the existing pond and Strap Ravine located along the south property boundary. The site is located within the within the Strap Ravine sub watershed of the Dry Creek watershed as identified in the Dry Creek Watershed Flood Control Plan.

The project has analyzed a drainage system that will change the onsite drainage patterns due to the construction of the proposed project improvements. However, the change in direction from existing on site surface runoff is less than significant as the overall on site watershed runoff continues to be conveyed to the same existing discharge points as the pre development condition and ultimately into the same existing pond and watershed leaving the site. Therefore, this impact is less than significant and no mitigation measures are required.

Discussion- Item IX-4:

The proposed project has the potential to increase the stormwater runoff amount and volume. The potential for increases in stormwater runoff have the potential to result in downstream impacts. A preliminary drainage report was prepared for the project. The existing ten and 100 year peak flows from the site are identified as 3.9 and 7.9 cubic feet per second, respectively. The post project flows identified in the report indicated an increase in flows from pre development levels of 3.3 and 5.5 cubic feet per second for the ten and 100 year storm event, respectively. The project site is not located in an area identified in the Granite Bay Community Plan as recommended for local stormwater detention. Because the project is not recommended for local stormwater detention and the existing pond and Strap Ravine is immediately adjacent to the project site with an anticipated ten and 100 year flow of approximately 600 cfs and 1,000 cfs, no significant off site drainage impacts will occur.

The post development volume of runoff will be slightly higher due to the increase in proposed impervious surfaces; however, this is considered to be less than significant because drainage facilities are generally designed to handle the peak flow runoff.

The property proposed for development is within the Dry Creek Watershed Flood Control Plan area. Flooding along Dry Creek and its tributaries (this property is in the Strap Ravine watershed) is well documented. Cumulative downstream impacts were studied in the Dry Creek Watershed Flood Control Plan in order to plan for flood control projects and set flood control policies. Mitigation measures for development in this area include flood control development fees to fund regional detention basins to reduce flooding on major streams in the Dry Creek watershed. If fees are not collected on a project by project basis to fund regional detention facilities, these types of capital improvements may not be realized and flooding impacts to properties within the Dry Creek Watershed area will persist. Staff considers these cumulative flood control impacts to be potentially significant impacts.

A final drainage report will be prepared and submitted with the site improvement plans for County review and approval in order to monitor the preliminary report drainage calculations and results. The proposed project's impacts associated with increases in peak flow and volumetric runoff can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item IX-4:

MM VI.1, MM VI.2 and the following measures:

MM IX.1 The Improvement Plan submittal shall include a final drainage report in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the Engineering and Surveying Department for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. "Best Management Practice" measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable.

MM IX.2 This project is subject to the one-time payment of drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code.) The current estimated development fee is \$1,950 per gross parcel acreage, payable to the Engineering and Surveying Department prior to Building Permit issuance. The fees to be paid shall be based on the fee program in effect at the time that the application is deemed complete.

MM IX.3 This project is subject to payment of annual drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code). Prior to Building Permit issuance, the applicant shall cause the subject property to become a participant in the existing Dry Creek Watershed County Service Area for purposes of collecting these annual assessments. The current estimated annual fee is \$252 per gross parcel acreage.

Discussion- Items IX-5,6:

The construction of the proposed improvements has the potential to degrade water quality. Stormwater runoff naturally contains numerous constituents; however, urbanization and urban activities including development and redevelopment typically increase constituent concentrations to levels that potentially impact water quality. Pollutants associated with stormwater include (but are not limited to) sediment, nutrients, oils/greases, etc. The proposed urban type development has the potential to result in the generation of new dry-weather runoff containing said pollutants and also has the potential to increase the concentration and/or total load of said pollutants in wet weather stormwater runoff. The proposed project's impacts associated with water quality can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items IX-5,6:

MM VI.1, MM VI.2, MM VI.3, MM VI.4, MM VI.5, and MM IX.1 and the following measures:

MM IX.4 The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Department (ESD) such as the Stormwater Quality Design Manual for the Sacramento and South Placer Regions.

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Department (ESD). BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project include, but are not limited to: Water Quality Inlets (TC-50), Storm Drain Signage (SD-13), Sweeping and Vacuuming Pavement (SE-7), etc. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

All BMPs shall be maintained as required to insure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Contractual evidence of a monthly parking lot sweeping and vacuuming, and catch basin cleaning program shall be provided to the ESD upon request. Failure to do so will be grounds for discretionary permit revocation. Prior to Improvement Plan approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance.

MM IX.5 The Improvement Plans shall include the message details, placement, and locations showing that all storm drain inlets and catch basins within the project area shall be permanently marked/embossed with prohibitive language such as "No Dumping! Flows to Creek." or other language /graphical icons to discourage illegal dumping as approved by the Engineering and Surveying Department (ESD). ESD-approved signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, shall be posted at public access points along channels and creeks within the project area. The Property Owners and/or Property Owners' association are responsible for maintaining the legibility of stamped messages and signs.

MM IX.6 The Improvement Plans shall show that all stormwater runoff shall be diverted around trash storage areas to minimize contact with pollutants. Trash container areas shall be screened or walled to prevent off-site transport of trash by the forces of water or wind. Trash containers shall not be allowed to leak and must remain covered when not in use.

Discussion- Item IX-7:

The project could result in urban stormwater runoff. Standard Best Management Practices (BMPs) will be used and as such, the potential for this project to violate any water quality standards is considered to be less than significant. No mitigation measures are required.

Discussion- Items IX-8,9,10:

The project site is not located within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA). The ultimate project improvements are not proposed within a local 100-year flood hazard area and no flood flows will be redirected after construction of any improvements. However, there is an existing local 100-year floodplain on and adjacent to (south of) the proposed project site. The project site is not located within any levee or dam failure inundation area.

A final drainage report will be prepared and submitted with the site improvement plans for County review and approval in order to monitor the preliminary report drainage calculations and results and to identify the 100-year floodplain limits. The proposed project's impacts associated with impacts to the existing 100 year floodplain can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items IX-8,9,10:

MM VI.1, MM VI.2, and MM IX.1 and the following measures:

MM IX.7 On the Improvement Plans and Informational Sheet(s) filed with the Final Parcel Map, show the limits of the future, unmitigated, fully developed, 100-year flood plain (after grading) for the existing off site pond (Strap Ravine) immediately south of the project site and designate same as a building setback line unless greater setbacks are required by other conditions contained herein.

MM IX.8 On the Improvement Plans and Informational Sheet(s) filed with the Final Parcel Map; show that the finished building pad elevations shall be a minimum of two feet above the 100-year flood plain line (or finished floor -three feet above the 100-year floodplain line). The final pad elevation shall be certified by a California registered

civil engineer or licensed land surveyor and submitted to the Engineering and Surveying Department. This certification shall be done prior to construction of the foundation or at the completion of final grading, whichever comes first. No building construction is allowed until the certification has been received by the Engineering and Surveying Department and approved by the floodplain manager. Benchmark elevation and location shall be shown on the Improvement Plans and Informational Sheet (s) to the satisfaction of Development Review Committee.

MM IX.9 In order to protect site resources, no grading activities of any kind may take place within the 100-year flood plain of the stream/drainage way nor within the watershed of the vernal pool(s), unless otherwise approved as a part of this project. All work shall conform to provisions of the County Flood Damage Prevention Regulations (Section 15.52, Placer County Code). A standard note to this effect shall be included on the Improvement Plans. The location of the 100-year flood plain shall be shown on the Improvement Plans.

Discussion- Item IX-11:

The project will not alter the direction or rate of flow of groundwater as it does not propose the use of a groundwater source. Therefore, there is no impact.

Discussion- Item IX-12:

The proposed project is located within the Dry Creek watershed identified in the Granite Bay Community Plan. The proposed project's impacts associated with impacts to surface water quality within this watershed can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item IX-12:

MM VI.1, MM VI.2, MM VI.3, MM VI.4, MM VI.5, MM IX.1, MM IX.4, MM IX.5, and MM IX.6.

X. LAND USE & PLANNING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Physically divide an established community? (PLN)				X
2. Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies adopted for the purpose of avoiding or mitigating an environmental effect? (EHS, ESD, PLN)			X	
3. Conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects? (PLN)				X
4. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)			X	
5. Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? (PLN)				X
6. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (PLN)				X
7. Result in a substantial alteration of the present or planned land use of an area? (PLN)			X	
8. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN)				X

Discussion- Item X-1:

The project includes the construction of two commercial craftsman loft buildings, a commercial event center, and associated parking and circulation areas. The proposed project will not physically divide an established community

as the project site is currently undeveloped and surrounded by commercial and residential uses. Therefore, there is no impact.

Discussion- Item X-2:

The proposed project includes the development of three commercial buildings on a parcel, which does not allow for the proposed office development (craftsman loft buildings) due to conflicting land use and zoning designations. The proposed project will conflict with the Granite Bay Community Plan designation of Rural Residential 2.3–4.6 acre minimum and the zoning designation of Residential Agriculture with a building site minimum of 2.3 acres and with a Planned Development Designation of 0.44 dwelling units per acre for parcel 048-142-036. The proposed project will require the approval of a General Plan Amendment to change the land use designation from Rural Residential 2.3-4.6 acre minimum, to Commercial, and a Rezone to change the zoning designation from Residential Agriculture, with a building site minimum of 2.3 acres, with a Planned Development designation of 0.44 dwelling units per acre (RA-B-100, PD=0.44) to Office and Professional (OP).

In addition to being in conflict with the land use designation set forth in the Granite Bay Community Plan, the project also conflicts with section A(2) (c) of the “Design Standards – Guidelines” set forth in Appendix A of the Granite Bay Community Plan, which sets forth a 300 foot setback on “all parcels currently undeveloped, or created after the adoption of the Community Design Element and intended for residential use...”. This guideline is intended to establish the 300 foot setback on all applicable parcels on the south side of Douglas Boulevard in order to provide a noise buffer and vegetated screen. Should a General Plan Amendment and Rezone be approved for this project, this guideline will no longer apply, as the parcel will no longer be intended for residential use. Because the depth of the property is less than 500 feet it would be problematic to meet the minimum setback of 300 feet, and because the property is void of any vegetation (within the northern portion) that could provide a noise buffer and screening, any proposed project would have a problem complying with this requirement regardless of the type of development proposed.

The conflicts between the proposed project and the land use and zoning designations and the design guidelines set forth in the Granite Bay Community Plan will not result in a significant environmental impact. No mitigation measures are required.

Discussion- Item X-3:

The project site is not located in an area subject to a Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, there is no impact.

Discussion- Item X-4:

The proposed project could result in the development of incompatible uses and/or the creation of land use conflicts because the project includes two craftsman loft office buildings, the current land use designation and zoning does not support the proposed project. The land use designation and zoning on Assessor's Parcel 048-142-036 allows for residential development. This parcel is adjacent to a commercial development to the west and is adjacent to a single-family residential land use to the east and south. Given the proximity of the proposed project to adjacent residential uses (east and south of the site), the project could create an incompatible use or land use conflicts. No mitigation measures are required.

Discussion- Item X-5:

The project site does not include any commercial agricultural use and does not include timber resources. The project proposes the development of a parcel which will not result in significant impacts to agricultural or timber resources. There is no impact.

Discussion- Item X-6:

The proposed project will not disrupt or divide the physical arrangement of an established community as it is surrounded by a mix of undeveloped land, commercial uses, and single family residential uses. There is no impact.

Discussion- Item X-7:

The project will result in the substantial alteration of the present or planned land use of a parcel; however, it will not result in the substantial alteration of the planned land use in the area. The project site is located in an area that allows for commercial uses adjacent to residential uses. This portion of the Douglas Boulevard corridor is currently developed with commercial uses to the west and across Douglas Boulevard to the north, as well as single-family residential uses to the east and south. The proposed project would require changing the land use and zoning designation on the 5.2-acre parcel to allow for commercial use rather than residential use. The overall effect of this

will not result in the substantial alteration of the present or planned use in the area. No mitigation measures are required.

Discussion- Item X-8:

The proposed project includes the construction of two commercial craftsman loft buildings and a commercial event center and will not cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration. Therefore, there is no impact.

XI. MINERAL RESOURCES – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. The loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (PLN)				X
2. The loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (PLN)				X

Discussion- All Items:

No valuable, locally important mineral resources have been identified by the Department of Conservation's "Mineral Land Classification of Placer County" (dated 1995) on the project site. Development of the project would not result in impacts to mineral resources. There is no impact.

XII. NOISE – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies? (PLN)		X		
2. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)		X		
3. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)			X	
4. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X
5. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X

Discussion- Items XII-1,2:

The Environmental Noise Assessment was conducted by Bollard Acoustical Consultants, Inc. and is dated August 20, 2013. This project proposes two, craftsman loft buildings, a commercial event center at the south end of the parcel, and associated parking. According to the assessment, the existing noise environment at the nearest potentially affected restaurant (Quarry Ponds) and residential land uses (Sheba Court) near the project site is defined primarily by vehicular traffic on Douglas Boulevard and natural sounds. Noise levels for amplified speaking,

amplified music, and for guests engaged in conversation and/or cheering with raised voices were evaluated for the Commercial Event Center. Noise generated during the operation of the proposed Ponds Event Center is predicted to satisfy the Placer County daytime noise standards at the project property lines and the nearest existing single-family residences. In order to reduce noise impacts to less than significant, the following mitigation measures are required:

Mitigation Measures- Items XII-1,2:

MM XII.1 The following specific measures are required to minimize the propagation of noise levels generated during events at this facility to the maximum extent feasible: 1). All outdoor noise-generating activities that exceed the nighttime sound level standards as outlined in the Granite Bay Community Plan shall be completed by 10:00 P.M., including amplified speech and music; 2). Speakers used for the amplification of speech or music shall be oriented to the north and located as far as practical from the outdoor dining area of the adjacent restaurant; 3). Amplified speech or music played at the event center shall not exceed maximum sound levels of 85 dBA Lmax at a position 25 feet in front of the speakers, or average sound levels of 80 dB at that same distance. The management of the event center shall procure a sound level meter to ensure that these reference levels, and the county noise standards, are being satisfied during each event. 4). The audibility of amplified music and speech generated by the event center will vary at the nearest residences as atmospheric conditions change. Although audibility is not a threshold for a finding of significant noise impacts, facility representatives are encouraged to work with the neighbors to develop procedures for addressing noise-related concerns with the surrounding outdoor events held at the site.

Discussion- Item XII-3:

The project may result in a moderate temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project resulting from construction of required project improvements that include two craftsman loft buildings, a commercial event center and associated parking. This temporary increase due to limited, short term construction activities will be less than significant. Project related construction noise would need to comply with the Placer County Noise Ordinance. A condition of approval for the project will be recommended that limits construction hours so that early evening and early mornings, as well as all day Sunday, will be free of construction noise. No mitigation measures are required.

Discussion- Item XII-4:

The project is not located within an airport land use plan or within two miles of a public use airport. There is no impact.

Discussion- Item XII-5:

The project is not located in the vicinity of a private airstrip and therefore, there is no impact.

XIII. POPULATION & HOUSING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Induce substantial population growth in an area, either directly (i.e. by proposing new homes and businesses) or indirectly (i.e. through extension of roads or other infrastructure)? (PLN)				X
2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (PLN)				X

Discussion- Item XIII-1:

The project will not directly or indirectly result in substantial population growth in the area. There is no impact.

Discussion- Item XIII-2:

The project will not displace existing housing necessitating the construction of replacement housing elsewhere. There is no impact.

XIV. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Fire protection? (ESD, PLN)			X	
2. Sheriff protection? (ESD, PLN)			X	
3. Schools? (ESD, PLN)			X	
4. Maintenance of public facilities, including roads? (ESD, PLN)			X	
5. Other governmental services? (ESD, PLN)			X	

Discussion- Item XIV-1:

The project could result in a modest incremental increase in the need for fire protection services for the two craftsman loft buildings and commercial event center that would be constructed. Any newly constructed commercial buildings will be required to comply with the California Building Code. Therefore, the project will not require the provision of new or physically altered fire protection facilities nor significantly impair service ratios, response times or other performance objectives. This would result in a less than significant impact to the provision of fire protection services. No mitigation measures are required.

Discussion- Item XIV-2:

The project could result in a modest incremental increase in the need for sheriff protection services. The addition of the new commercial buildings would result in a less than significant impact to the provision of sheriff protection services. No mitigation measures are required.

Discussion- Items XIV-3,4,5:

The project could result in a modest incremental increase in the need for schools, roads, parks, and other governmental services. This increase would not result in a substantial adverse physical impact from the provision of new or expanded facilities or services. Additionally, the provision of these services would be offset by existing fee programs regulated by ordinance (such as the countywide traffic fee program) that are integrated into the Commercial Building Permit process. No mitigation measures are required.

XV. RECREATION – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (PLN)			X	
2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (PLN)				X

Discussion- Item XV-1:

The project could result in a modest incremental increase in the use of and need for neighborhood and regional parks or other recreational facilities. This increase would not result in a substantial physical deterioration of these facilities. This would result in a less than significant impact to the provision of recreational facilities because provision of these services would be offset by collection of Park Preservation Fund fees regulated by county ordinance (Sections 15.34.010, 16.08.100 and/or 17.54.100.D). No mitigation measures are required.

Discussion- Item XV-2:

This project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. There is no impact.

XVI. TRANSPORTATION & TRAFFIC – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. An increase in traffic which may be substantial in relation to the existing and/or planned future year traffic load and capacity of the roadway system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (ESD)		X		
2. Exceeding, either individually or cumulatively, a level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic? (ESD)		X		
3. Increased impacts to vehicle safety due to roadway design features (i.e. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)		X		
4. Inadequate emergency access or access to nearby uses? (ESD)			X	
5. Insufficient parking capacity on-site or off-site? (ESD, PLN)		X		
6. Hazards or barriers for pedestrians or bicyclists? (ESD)			X	
7. Conflicts with adopted policies, plans, or programs supporting alternative transportation (i.e. bus turnouts, bicycle lanes, bicycle racks, public transit, pedestrian facilities, etc.) or otherwise decrease the performance or safety of such facilities? (ESD)				X
8. Change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (PLN)				X

Discussion- Items XVI-1,2:

The proposed project will result in the construction of an approximately 7,500 square foot event center and two office/professional buildings totaling approximately 23,662 square feet. A traffic impact analysis was prepared for the project.

The traffic study includes the existing plus project analysis and a cumulative analysis. The proposed project has the potential to generate approximately 1,628 weekday daily trips and approximately 404 trips during the PM peak hour.

The proposed project's traffic was superimposed onto existing background volumes. The following intersections were analyzed: Douglas Blvd./Berg Street; Douglas Blvd./Barton Road; Douglas Blvd./Quarry Pond access; and Douglas Blvd./Fellowship Church access.

Existing Plus Project: The addition of project traffic will increase the length of delays occurring at intersections. However, the addition of project traffic does not result in any analyzed intersection operating at a Level of Service that exceeds the minimum established by the Granite Bay Community Plan (LOS E) during the PM peak hour. The existing plus project Level of Service standards are not exceeded; therefore, the project impacts are less than significant.

Cumulative: The traffic study analyzed the weekday peak hour Levels of Service under the Year 2025 conditions with and without the proposed project. As the background traffic volume at the analyzed intersections increases in the future, the length of delays for motorists will increase. The Level of Service at the Douglas Blvd./Quarry Pond and Fellowship Church accesses remain at LOS A. The Level of Service at the Douglas Blvd./Berg Street intersection will drop to LOS D/E with and without the project. LOS D and E are within the LOS E minimum established by the Granite Bay Community Plan. Therefore, the impacts to these intersections are not significant.

The Douglas Blvd./Barton Road intersection is forecast to drop to a LOS F. LOS F exceeds the minimum requirements of the Granite Bay Community Plan. In this circumstance, the significance of the project's impact is based on the incremental increase in delay associated with the project. In this case, the average delay per vehicle is projected to increase by 3.6 seconds. The Placer County methodology of assessment accepts an increment of 4.0 seconds before making a finding of significance, the project's impact to this intersection is less than significant.

A "worst case" site development scenario was also evaluated for the rezone, although this concept is not proposed at this time. This site development scenario is based on 56,000 square feet of office professional development and has the potential to generate roughly twice the P.M. peak hour traffic as the proposed project. This scenario forecasts a LOS F at the Douglas Blvd/Barton Road intersection. The significance of this scenario's impact is based on the incremental increase in delay associated with the project. In this scenario, the average delay per vehicle is projected to increase by 8.3 seconds. The Placer County methodology of assessment accepts an increment of 4.0 seconds before making a finding of significance; therefore, this scenario's impacts to this intersection are significant and mitigation would be required. The mitigation in this scenario would be the payment of traffic impact fees for the construction of improvements identified in the Granite Bay Community Plan CIP. Upon construction of the identified improvements, the LOS would be reduced to LOS E, which would satisfy the minimum requirements of the Granite Bay Community Plan.

The proposed project's impacts associated with increases in traffic can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items XVI-1,2:

MM XVI.1 Prior to issuance of any Building Permits, this project shall be subject to the payment of traffic impact fees that are in effect in this area (Granite Bay), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) shall be required and shall be paid to Placer County DPW:

- A) County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code
- B) South Placer Regional Transportation Authority (SPRTA)

The current total combined estimated fee is \$468,373.22. The fees were calculated using the information supplied. If the use or the square footage changes, then the fees will change. The actual fees paid shall be those in effect at the time the payment occurs.

Discussion- Item XVI-3:

The traffic impact analysis analyzed the impacts on U-turn volumes, left turn lane storage, and the median design at the project encroachment onto Douglas Blvd. The analysis concluded that there are no significant impacts resulting in U-turn volumes. The left turn lane storage length meets the California Highway Design Manual guidelines. However, with the additional trips from the project accessing the existing left turn lane into the Fellowship Church for U-turn movements to travel westbound on Douglas Blvd., the existing turn lane and deceleration length is impacted. The location of the proposed project's driveway access encroachment onto Douglas Blvd. would allow left turns from the site onto Douglas Blvd. However, this left turn movement onto Douglas Blvd. with a 55 mph design speed creates vehicle circulation safety impacts. The proposed project's impacts associated with vehicle safety can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item XVI-3:

MM XVI.2 The Improvement Plans shall show the construction of a raised median at the existing Fellowship Church access onto Douglas Blvd. that will prohibit left turn movements from the proposed project access onto Douglas Blvd. while maintaining inbound and outbound left turns movements from the Fellowship Church access as show

on the Preliminary Frontage Improvement Plan submitted with the project. The design shall be to the satisfaction of the Department of Public Works and shall conform to any applicable criteria specified in the latest version of the Caltrans *Highway Design Manual* for a design speed of 55 miles per hour (mph), unless an alternative is approved by the Department of Public Works.

MM XVI.3 The Improvement Plans shall show the construction of an increase in existing turn lane pocket length for the existing turn lane accessing the Fellowship Church site along Douglas Blvd. as show on the Preliminary Frontage Improvement Plan submitted with the project. The design shall be to the satisfaction of the Department of Public Works and shall conform to any applicable criteria specified in the latest version of the Caltrans *Highway Design Manual* for a design speed of 55 miles per hour (mph), unless an alternative is approved by the Department of Public Works.

Discussion- Item XVI-4:

The servicing fire district has reviewed the proposed project and has not identified any significant impacts that would result in any physical change to the environment. Therefore, this impact is less than significant and no mitigation measures are required.

Discussion- Item XVI-5:

There is an existing parking easement agreement that is recorded on the subject parcel and identified in the Preliminary Title Report. The parking easement agreement is for the benefit of the Quarry Pond Shopping Center immediately to the west of the subject parcel and the agreement identifies the right of the Quarry Pond project to park on the northern 1/3 portion of the Pond Pavilion and Lofts project site.

A Commercial Event Center requires a parking ratio of one parking space for every 2.5 guests and one parking space for every permanent employees (based on 500 guests and four permanent employees a total of 204 parking spaces would be required). The parking requirements for the craftsman lofts based on the proposed uses would be 86 spaces. Therefore, the total parking spaces required would be 290. A total of 233 on-site parking spaces (181 parking spaces and 52 additional valet parking spaces) would be provided and in addition 57 off-site parking spaces (57 spaces – actual versus required) would need to be made available on an as needed basis depending upon the number of guests attending the Commercial Event Center. A mitigation measure is required.

Mitigation Measures- Item XVI-5:

MM XVI.4 Provide an off-site parking agreement in the amount of 57 spaces. The off-site parking agreement shall be in place prior to Improvement Plan approval and/or recordation of the Parcel Map for the Pond Pavilion and Lofts proposed development.

Discussion- Item XVI-6:

The Douglas Blvd. frontage improvements are proposed to include an approximate eight foot wide shoulder and an eight foot wide concrete sidewalk. The proposed project will be constructing site improvements that do not create any significant hazards or barriers for pedestrians or bicyclists. Therefore, this impact is less than significant and no mitigation measures are required.

Discussion- Item XVI-7:

The proposed project will not conflict with any existing policies or preclude anticipated future policies, plans, or programs supporting alternative transportation. Therefore, there is no impact.

Discussion- Item XVI-8:

The proposed project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. There is no impact.

XVII. UTILITIES & SERVICE SYSTEMS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (ESD)		X		

2. Require or result in the construction of new water or wastewater delivery, collection or treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (EHS, ESD)		X		
3. Require or result in the construction of new on-site sewage systems? (EHS)				X
4. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (ESD)			X	
5. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (EHS)			X	
6. Require sewer service that may not be available by the area's waste water treatment provider? (EHS, ESD)			X	
7. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs in compliance with all applicable laws? (EHS)				X

Discussion- Items XVII-1,2:

The proposed project is located within the Placer County Sewer Maintenance District 2 (SMD-2). The project proposes to connect to the existing sewer line within Douglas Blvd. The proposed project will contribute additional wastewater flows to the existing conveyance system. Placer County has identified existing downstream conveyance deficiencies that will be impacted by the additional wastewater flows generated by the proposed project. The project is tributary to the Dry Creek Wastewater Treatment Plant (WWTP). The project will increase wastewater flows to the treatment plant. However, the increase will not require any additional expansion of the treatment plant and is within the current capacity of the treatment plant. With the following mitigation measures, the impact of increased wastewater flows will be less than significant.

Mitigation Measures- Items XVII-1,2:

MM XVII.1 The applicant shall pay their fair share fee per EDU, prior to Improvement Plan approval, toward the cost of the future improvement project (including design and construction management along with actual construction costs) as identified in the RMC Technical Memorandum Trunk Sewer Hydraulic Analysis (TM 3b) dated April 14, 2006; updated January 24, 2008 and September 3, 2009 of the December 2009 South Placer Regional Wastewater and Recycled Water Systems Evaluation (Systems Evaluation). The Environmental Engineering Division will use this money to reduce surcharging within the trunk sewer by replacement, and/or rehabilitation of existing sewer infrastructure. The applicant is notified that the fair share fee per EDU to be approved by the Environmental Engineering Division will be contributed to the cost to construct the recommended improvement projects and such fee will be required prior to Improvement Plan approval.

Discussion- Item XVII-3:

The project will be served by public sewer, and will not require or result in the construction of new on-site sewage systems. Therefore, there is no impact.

Discussion- Item XVII-4:

The storm water will be collected in the proposed on site drainage facilities and conveyed via a storm drain system into the existing discharge point location and the existing pond and Strap Ravine along the southern boundary of the project site. This project proposes the construction of a storm drain system to Placer County standards. The construction of the drainage facilities will not cause significant environmental effects. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion- Items XVII-5,6:

The agencies charged with providing treated water, sewer services, and refuse disposal have indicated their requirements to serve the project. These requirements are routine in nature and do not represent significant impacts. The project will not result in the construction of new treatment facilities or create an expansion of an existing facility. Typical project conditions of approval require submission of "will-serve" letters from each agency. No mitigation measures are required.

Discussion- Item XVII-7:

The project will be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. Therefore, there is no impact.

E. MANDATORY FINDINGS OF SIGNIFICANCE:

Environmental Issue	Yes	No
1. Does the project have the potential to degrade the quality of the environment, substantially impact biological resources, or eliminate important examples of the major periods of California history or prehistory?		X
2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)		X
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		X

F. OTHER RESPONSIBLE AND TRUSTEE AGENCIES whose approval is required:

<input type="checkbox"/> California Department of Fish and Wildlife	<input type="checkbox"/> Local Agency Formation Commission (LAFCO)
<input type="checkbox"/> California Department of Forestry	<input type="checkbox"/> National Marine Fisheries Service
<input type="checkbox"/> California Department of Health Services	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> California Department of Toxic Substances	<input type="checkbox"/> U.S. Army Corp of Engineers
<input type="checkbox"/> California Department of Transportation	<input type="checkbox"/> U.S. Fish and Wildlife Service
<input type="checkbox"/> California Integrated Waste Management Board	<input type="checkbox"/> _____
<input checked="" type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/> _____

G. DETERMINATION – The Environmental Review Committee finds that:

Although the proposed project **COULD** have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because the mitigation measures described herein have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

H. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments consulted):

Planning Services Division, Roy Schaefer, Chairperson
 Planning Services Division, Air Quality, Lisa Carnahan
 Engineering and Surveying Division, Phil Frantz
 Environmental Engineering Division, Heather Knutson
 Department of Public Works, Transportation, Amber Conboy
 Environmental Health Services, Mohan Ganapathy
 Flood Control Districts, Andrew Darrow
 Facility Services, Parks, Andy Fisher

Signature  Date January 7, 2014
 Crystal Jacobsen, Environmental Coordinator

I. SUPPORTING INFORMATION SOURCES: The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available for public review, Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division office, 775 North Lake Blvd., Tahoe City, CA 96145.

County Documents	<input checked="" type="checkbox"/> Air Pollution Control District Rules & Regulations	
	<input checked="" type="checkbox"/> Community Plan	
	<input checked="" type="checkbox"/> Environmental Review Ordinance	
	<input checked="" type="checkbox"/> General Plan	
	<input checked="" type="checkbox"/> Grading Ordinance	
	<input checked="" type="checkbox"/> Land Development Manual	
	<input checked="" type="checkbox"/> Land Division Ordinance	
	<input checked="" type="checkbox"/> Stormwater Management Manual	
	<input checked="" type="checkbox"/> Tree Ordinance	
Trustee Agency Documents	<input type="checkbox"/> Department of Toxic Substances Control	
	<input type="checkbox"/> _____	
Site-Specific Studies	Planning Services Division	<input checked="" type="checkbox"/> Biological Study
		<input checked="" type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input checked="" type="checkbox"/> Lighting & Photometric Plan
		<input checked="" type="checkbox"/> Paleontological Survey
		<input checked="" type="checkbox"/> Tree Survey & Arborist Report
		<input checked="" type="checkbox"/> Wetland Delineation
		<input checked="" type="checkbox"/> Acoustical Analysis
		Engineering & Surveying Division, Flood Control District
	<input checked="" type="checkbox"/> Preliminary Grading Plan	
	<input type="checkbox"/> Preliminary Geotechnical Report	
	<input checked="" type="checkbox"/> Preliminary Drainage Report	
	<input checked="" type="checkbox"/> Stormwater & Surface Water Quality BMP Plan	
	<input checked="" type="checkbox"/> Traffic Study	
	<input type="checkbox"/> Sewer Pipeline Capacity Analysis	
	<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)	
	<input checked="" type="checkbox"/> Utility Plan	
	<input checked="" type="checkbox"/> Tentative Map _____	
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input checked="" type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
	Planning Services Division, Air Quality	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction Emission & Dust Control Plan
		<input type="checkbox"/> Health Risk Assessment
		<input checked="" type="checkbox"/> CalEEMod Model Output
	Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan
		<input type="checkbox"/> Traffic & Circulation Plan

MITIGATION MONITORING PROGRAM

Addended Mitigated Negative Declaration – PGPA 20120354

Pond Pavillion & Lofts/Pondview Park

Section 21081.6 of the Public Resources Code requires all public agencies to establish monitoring or reporting procedures for mitigation measures adopted as a condition of project approval in order to mitigate or avoid significant effects on the environment. Monitoring of such mitigation measures may extend through project permitting, construction, and project operations, as necessary.

Said monitoring shall be accomplished by the county's standard mitigation monitoring program and/or a project specific mitigation reporting program as defined in Placer County Code Chapter 18.28, Mitigation Monitoring and Reporting Program.

Standard Mitigation Monitoring Program (pre-project implementation):

The following mitigation monitoring program (and following project specific reporting plan, when required) shall be utilized by Placer County to implement Public Resources Code Section 21081.6. Mitigation measures adopted for discretionary projects must be included as conditions of approval for that project. Compliance with conditions of approval is monitored by the county through a variety of permit processes as described below. The issuance of any of these permits or County actions which must be preceded by a verification that certain conditions of approval/mitigation measures have been met, shall serve as the required monitoring of those condition of approval/mitigation measures. These actions include design review approval, improvement plan approval, improvement construction inspection, encroachment permit, recordation of a final map, acceptance of subdivision improvements as complete, building permit approval, and/or certification of occupancy.

The following mitigation measures, identified in the [Addended](#) Mitigated Negative Declaration, have been adopted as conditions of approval on the project's discretionary permit and will be monitored according to the above Standard Mitigation Monitoring Program verification process:

Mitigation Measure #'s:

MM 1.1, MM 111.1. MM IV.1. MM IV.2. MM IV.3. MM VI.1. MMVI.2. MM VI.3, MM VI.4. MM VI.5, [MM VII.1](#), MM IX.1, MM IX.2. MM IX.3. MM IX.4. MMIX.5. MM IX.6, MM IX.7. MM IX.8, MM IX.9. MM IX.12. [MM XII.1](#). MM XVI.1. MM XVI.2, MM VI.3. [MM XVI.4](#). & MMXVII.1.

Project-Specific Reporting Plan (post-project implementation):

The reporting plan component is intended to provide for on-going monitoring after project construction to ensure mitigation measures shall remain effective for a designated period of time. Said reporting plans shall contain all components identified in Chapter 18.28.050 of the County Code, Environmental Review Ordinance – “Contents of Project-Specific Reporting Plan.”

~~The following reporting plan has been adopted for this project and is included as conditions of approval on the discretionary permit.~~